PLANNED UNIT DEVELOPMENT
for
SC SPA
Port of Port Royal Tract

PLANNED UNIT DEVELOPMENT
&
REGULATING PLAN
Port Royal, South Carolina

Prepared for:
SOUTH CAROLINA STATE PORTS AUTHORITY

Submitted to:
TOWN OF PORT ROYAL
Port Royal, South Carolina

November 13, 2006

PLANNED UNIT DEVELOPMENT
SC SPA PORT OF PORT ROYAL TRACT
TABLE OF CONTENTS

ARTICLE 1.0 Introduction and Background
Sec. 1.1. Description of Property 3
Sec. 1.2. Principles of the PUD 3
Sec. 1.3. Environmental Assessment & Protection 3
Sec. 1.4. Water and Sewer Service 3
Sec. 1.5. Utility Services 3
Sec. 1.6. Storm Water Management 4
Sec. 1.7. Transportation Network 4

ARTICLE 2.0 General Provisions
Sec. 2.1 Unified Control 5
Sec. 2.2 Phasing 5
Sec. 2.3 Variances to the Approved Regulating Plan 5
Sec. 2.4 Administration 5
Sec. 2.5 Modifications to Approved Regulating Plan 5
Sec. 2.6 General Provisions 6
Sec. 2.7 Enforcement 7

ARTICLE 3.0 Zoning Districts
Sec. 3.1 Establishment of Districts 8
Sec. 3.2 Measurements of Standards 8
Sec. 3.3 Allowed Land Uses 9
Sec. 3.4 Master Development Summary 10
Sec. 3.5 District Development Standards 13

ARTICLE 4.0 Use Regulations
Sec. 4.1 Wireless Telecommunications Facilities 20
Sec. 4.2 Accessory Dwelling 20
Sec. 4.3 Marina 20

ARTICLE 5.0 General Community Development Requirements
Sec. 5.1 General 21
Sec. 5.2 Subdivision Plats and Site Plans 21
Sec. 5.3 Open Space 21
Sec. 5.4 Streetscapes, Landscaping and Tree Preservation 22
Sec. 5.5 Service Areas and Loading Docks 22
Sec. 5.6 Utilities and Utility Screening 23
Sec. 5.7 Streets and Traffic Impact 23
Sec. 5.8 Sidewalks and Pedestrian Leisure Trails 23
Sec. 5.9 Parking 24
Sec. 5.10 Lighting 25
Sec. 5.11 Signage 25

ARTICLE 6.0 Definitions
Sec. 6.1 General....26
Sec. 6.2 Defined Terms....26

Exhibit A Port Royal Vicinity Map
Exhibit B Letters of Intent to Serve
Exhibit C Boundary Survey
Exhibit C-1 Topography & FEMA Survey
Exhibit D Phase I & Letter from S&ME
Exhibit D-1 Preliminary Phase II
Exhibit D-2 Follow-up Phase II
Exhibit E Port Royal Regulating Plan

ARTICLE 1.0 Introduction and Background

Sec. 1.1 Description of Property

The Port Royal Tract is the existing South Carolina State Ports Authority Port of Port Royal property totaling approximately 317 acres located at the end of Paris Avenue and bordered by Battery Creek to the south, the "Sands" to the East, Ribaut Road (HWY 802) to the north and west, and the South Carolina Rail Road Easement to the north and east with tracts of property beyond the easement as seen in Exhibit A.

Sec. 1.2 Principles of the PUD

Redevelopment of the Port of Port Royal property represents an opportunity to redefine a major connection to the water within the Town of Port Royal and Beaufort County. The Planned Unit Development (PUD) designation will allow for development that introduces design principles from traditional neighborhood design practice, the State of South Carolina State Ports Authority *Redevelopment Study* by Wood+Partners Inc. dated September 2006, the Town of Port Royal's *A New Vision for the Port* study by Design Collective, Inc. dated July 2004, and the Traditional Town Overlay District within the Town of Port Royal Code of Ordinances. These documents defined a vision for preserving and extending the Town's traditional character into the Port site through promoting a mix of land uses and residential types to support a variety of choices in lifestyles and needs of the citizens of Port Royal.

The purpose of the Port of Port Royal Tract PUD is to provide a process to evaluate and allow for the redevelopment opportunity within the Town of Port Royal. The governing documents of the PUD in order of precedence shall be the Development Agreement, the PUD text (this text), the regulating plan (Exhibit E) and the Town of Port Royal Code of Ordnances. The standards and procedures of this PUD are intended to promote flexibility in design and allow planned diversification, while at the same time providing the Town of Port Royal with limitations and regulations deemed necessary to protect the health, safety and welfare of its citizens.

Sec. 1.3 Environmental Assessment & Protection

As part of the redevelopment study of the property, a phase I Environmental Site Assessment (ESA) was undertaken. The letter (Exhibit D) and subsequent report dated April 27, 2005 from S&ME listed recognized environmental conditions. Based on the conclusions from the Phase I ESA, a preliminary Phase II ESA was conducted and is attached as Exhibit D-1. From the results of the preliminary Phase II ESA, SDHEC requested a follow-up Phase II ESA be conducted at the Seafood Processing Facility and is seen in Exhibit D-2. No further assessments were deemed necessary.

The Port Royal Tract includes approximately 266 acres of critical area wetlands abutting Battery Creek. The wetlands boundary has been surveyed and submitted to the U.S. Army Corps of Engineers for certification and is included as Exhibit C.

Sec. 1.4 Water and Sewer Service

Preliminary discussions with Beaufort Jasper Water and Sewer Authority (BJWSA) indicate a willingness to serve (Exhibit B) the property. Planning for the water and sewer systems will commence at the time of the Development Agreement and Planned Unit Development approval by the Town of Port Royal.

Sec. 1.5 Utility Services

Preliminary Discussions with South Carolina Electric and Gas (SCE&G) indicate a willingness to provide electrical power and gas to the property (Exhibit B).

Sec. 1.6 Storm Water Management
The Port Royal Tract PUD shall conform to all of the Storm Water Management Provisions of the Town of Port Royal, and all applicable state and federal requirements.

Sec. 1.7 Transportation Network
The vehicular access point locations shown on the Regulating Plan are preliminary and may be adjusted prior to final development tract master plan(s) approval. Planning, design and construction of these accesses, as well as roadways and transportation elements, shall be in accordance with SCDOT standards, Town of Port Royal Ordinances, and PUD standards. Typical road sections may be submitted for review prior to final tract master plan(s) approval.

Notwithstanding other provisions of this document and subject to approval by the Town of Port Royal, roadway design standards may be modified to reduce environmental impacts and increase tree preservation provided safety concerns are not compromised. Preservation of street vistas to the waterfront are encouraged wherever possible. Within the road Right of way and or easements, sidewalks and connections to the waterfront shall be required to provide many opportunities to connect to the public waterfront easement. Roadway widths and right-of-way widths narrower than allowed by Town Code may occur to achieve traditional neighborhood design principles and shall be submitted to the Port Redevelopment Design Review Staff (PRDRS) for review and approval.

ARTICLE 2.0 General Provisions

Sec. 2.1 Unified Control

The applicant for this PUD shall also be known as the Master Developer. The Master Developer shall furnish the Town Attorney with sufficient evidence that it is in complete, unified, and otherwise unencumbered control of the entire area of the proposed PUD whether the Master Developer is an individual, partnership, corporation, other entity, group or agency. The Master Developer shall provide all the necessary documents and information that may be required by the Town Attorney to assure the Port Royal Town Council that the development will be lawfully completed according to the plan sought to be approved. No application shall be considered until compliance with this requirement has been achieved.

Sec. 2.2 Phasing

Each phase of the development shall be so planned and related to the previous development, surrounding property, and availability of public facilities and services so that a failure to proceed with subsequent phases of the development will have no adverse impact on the completed phase(s) or surrounding properties.

Sec. 2.3 Variances to the Approved Regulating Plan

Because the general development standards of the PUD are contained in the approved Regulating Plan, and because the Regulating Plan normally takes into account those matters that might otherwise be the subject of variance review by the Zoning Board of Adjustment and Appeals (ZBA), modifications (major changes) to the approved general development standards, with the exception of non-substantial modifications (minor changes) as identified in Sec. 2.5.2, shall not be allowed, unless otherwise specifically provided for in the approved Master Plan. If not provided for, all such variances, or major changes, shall follow the procedures set forth in Chapter 22 Article IX of the Town of Port Royal Zoning Ordinances.

Sec. 2.4 Administration

Interpretation of the standards of the PUD shall be the Responsibility of the town. The town shall engage the services of qualified design professionals, including, but not limited to, an architect, and an engineer, for the purpose of reviewing plans for the compliance with the standards of the PUD. These design professionals along with the town's manager, planner and building codes staff will comprise the Port Redevelopment Design Review Staff (PRDRS). Appeals to decisions of PRDRS will go to the Town of Port Royal's Traditional Overlay Design Review Board.

Sec. 2.5 Modifications to Approved Regulating Plan

Whenever an application is made to modify the approved Regulating Plan, the modification shall be classified as either a substantial or non-substantial modification.

2.5.1 Substantial Modification (Major Changes). Substantial modifications require approval of the Town Council. Notification of such modification shall follow the notification procedure in Section 22-203 of the Town of Port Royal Zoning Ordinances. The Planning Commission shall make a recommendation to the Town Council.

The following criteria shall be used to identify a substantial modification:

a. A change that would alter an approved land use classification except when there is a reduction in density, intensity, or a conversion as allowed within this PUD.

b. A change that would include a use not previously permitted.

c. A change that would require an amendment to the PUD conditions approved by the Town Council.

d. A change to the phasing, if adopted, that would propose a land use in advance of the development it was designed to support.

e. Zoning District Boundaries provided that the allowed base densities and conversions are not exceeded.

2.5.2 **Non-substantial Modification (Minor Changes).** Non-substantial amendments to district and community development standards approved for the PUD can be allowed. Specified staff is authorized to approve the following modifications:

a. Location of roadways and access points provided there is no reduction in public access. Responsible Staff: PRDRS.

b. Conversion of Land-Uses as outlined below and density exchange between zoning districts provided that density within the district is not exceeded. Responsible Staff: PRDRS.

Sec. 2.6 General Provisions

2.6.1 **Introduction.** Within the PUD, four zoning districts have been established. Each district corresponds to a land use classification which has been assigned to various tracts within the approved PUD regulating plan (Exhibit E). Each zoning district has designated land uses and development standards (Article 3.0) which are based on the intended character of each district. In addition to those land uses and standards, development shall comply with general community development requirements and standards in Article 5.0. Refer to Table 1.0 for Zoning Districts.

2.6.2 **Master Plans.** Once the PUD has been approved by the Port Royal Town Council, a developer of a tract or tracts within the PUD shall be required to submit a Master Plan for approval by the Planning Staff prior to submission of a subdivision plat or a site development plan. Subsequent subdivision of land and site development plans will be reviewed by applicable departments and agencies.

Master Plan submittal for the tract(s) shall contain the following:

a. Zoning district classification.

b. Total tract acreage.

c. Number of proposed residential dwelling units and gross upland density, if applicable.

d. Plan illustrating single family detached lots and building footprints for attached residential, multifamily residential and non-residential land-uses.

e. Proposed non–residential square footages and land uses.

f. Buffers and setbacks.

g. Curb cut locations on primary roads, internal road systems (if applicable), and connectivity to adjacent tracts (if applicable).

h. Sidewalks, boardwalks and pathways, and public access easements, including widths.

i. Phasing for the development of the tract.

j. Any development condition(s) that may be part of a development order and/or design directives.

k. Open space, including identification of passive and active recreational areas, pedestrian access ways, easements, storm water drainage ponds and wetland areas.

l. A Concept Master Plan for storm water, water and sewer, site lighting and landscape areas shall also be submitted. A traffic study for the tract shall be required if requested by the PRDRS.

Sec. 2.7 Enforcement

See Chapter 22 Article VII of the Zoning Ordinance in the event that there are discrepancies.

ARTICLE 3.0 *Zoning Districts*

Sec. 3.1 Establishment of Districts

The following zoning districts are hereby established. Each district corresponds to land use classifications and encompass specified tracts of land as shown on the approved Regulating Plan (Exhibit E). Each district has designated and allowed land uses (Sec. 3.3) and development standards (Sec. 3.5), which are based upon the character of each development area.

Table 1.0 Zoning Districts

Zoning District Names	Zoning District	Land Use Classification	Tracts Encompassed
Bluff Neighborhood	BN	Residential Mixed Use	BN
Marina Village	MV	Marina Mixed Use Village	MV
Port Village	PV	Hotel Mixed Use Village	PV-1 through PV-5
Civic Open Space	COS	Civic Open Space	COS

Sec. 3.2 Measurement of Standards

All measurements in this section shall be computed as follows.

3.2.1 Area

Area shall be measured in gross square feet and/or acres.

3.2.2 Setbacks and Yards

All setbacks and yards shall be measured from the property line, unless otherwise identified herein, and are development setbacks.

3.2.3 Density

Density shall be measured in gross upland acres minus critical area wetlands. Upland and fresh water wetland areas (if applicable) shall be included in the gross upland acre density calculations.

Sec. 3.3 Allowed Land Uses

Land uses permitted within each zoning district are located Table 2.0. A use permitted as a matter of right is identified with the symbol "✓". Where there is no symbol, the use is not permitted. If a use has development conditions, the section where the conditions are located is also provided within the table. Use definitions are located in Article 6.0.

Sec. 3.4 Master Development Summary

A. Overall Redevelopment Plan

Total Acreage: 316.79 Ac of Upland and Marsh Area
50.88 Ac of Upland
265.91 Ac of Marsh Area

Total Dwelling Units:	+/-480 DU's
Upland Density:	+/-9.5 DU/AC
Total Dedicated Civic Open Space:	+/-12.8 AC
Additional Open Space at 5%:	+/-1.9 AC
Total Non-Residential Land Use:	+/-90,000 SF

1. Dwelling Units:

Single Family Detached:	+/-48 Dwelling Units
Single Family Attached:	+/-80 Dwelling Units
Multi Family:	+/-212 Dwelling Units
Hotel (Inn and/or Condo Hotel):	+/-140 Units / Suites
Total Dwelling Units:	+/- 480 Dwelling Units

2. Non-Residential Land Uses: +/- 90,000 SF
   Commercial, Retail, Office, Light Industrial

3. Marina:

Boat Slips	+/-225 Slip Marina
(with 10 slips to be provided for public use)	
Large vessel portage dock adjacent to hotel	+/-600 LF
Existing Pier	+/- 600 Existing LF

   (existing dock at end of London Ave may remain)

4. Parks and Open Space:

Bluff Neighborhood Civic Open Space	+/-1.2 Ac
Paris Avenue Civic Open Space	+/-1.0 Ac
London Avenue Civic Open Space	+/-10.6 Ac

   Plus Additional Pedestrian Easements, Landscape Areas and Open Spaces at 5% of Remaining Upland Area at +/- 1.9 AC.

5. Dwelling Unit Conversions:
   Total dwelling units and upland densities listed in this development summary, and subsequent sections, establish the base densities from which land use conversions will be applied as outlined in Article 3.5.

B. Bluff Neighborhood

Total Upland Acreage: +/- 21.8 Ac

Total Dwelling Units:	+/-130 DU's
Net Upland Density:	+/- 6 DU/AC
Dedicated Civic Open Space:	+/-1.2 AC
Additional Open Space at 5%:	+/-1.0AC

1. Residential Dwelling Units:
   Single Family Detached: +/- 48 Units or 36% of Total DU's
   Single Family Attached: +/- 40 Units or 30% of Total DU's
   Multi Family: +/- 42 Units or 34% of Total DU's
   (Large Homes at 12 DU's or 30% of MF)
   (Condominiums at 30 DU's or 70% of MF)

   Total Dwelling Units: +/- 130 Dwelling Units

2. Parks and Open Space:
   Bluff Neighborhood Civic Open Space: +/-1.2 AC
   Plus Additional Pedestrian Easements, Landscape Areas and Open Spaces at 5% of Remaining Upland Area at 1.0 AC.

C. Marina Village

Total Upland Acreage: +/- 3.9 Ac

Total Dwelling Units:	+/-10 DU's
Upland Density:	+/- 2.5 DU/AC
Additional Open Space at 5%:	+/- 0.2 AC
Total Non-Residential Land Use:	+/- 20,000 SF

1. Residential Dwelling Units:
   Multi Family: +/- 10 Units
   (Dwelling Units in Mixed Use Area over Non-residential Land Uses and or attached single family)

   Total Dwelling Units: +/- 10 Dwelling Units

2. Non-Residential Land Uses: +/- 20,000 SF
   Commercial, Retail, Office, Light Industrial

3. Parks and Open Space:
   Plus Additional Pedestrian Easements, Landscape Areas and Open Spaces at 5% of Remaining Upland Area at +/-0.2 AC.

D. Port Village

Total Upland Acreage: +/- 24.6 Ac

Total Dwelling Units:	+/-340 DU's
Upland Density:	+/-13.8 DU/AC
Dedicated Civic Open Space:	+/-11.6 AC
Additional Open Space at 5%:	+/-0.70AC
Total Non-Residential Land Use:	+/-70,000 SF

1. Dwelling Units:

Single Family Attached:	+/- 40 Units or 12% of Total DU's
Hotel:	+/- 140 Units or 41% of Total DU's
Multi Family:	+/- 160 Units or 47% of Total DU's
Total Dwelling Units:	+/- 340 Dwelling Units

2. Non-Residential Land Uses: +/- 70,000 SF
   Commercial, Retail & Office

3. Parks and Open Space:
   London Avenue Neighborhood Civic Open Space: +/-10.6 AC
   Paris Avenue Civic Open Space: +/-1.0 AC
   Plus Additional Pedestrian Easements, Landscape Areas and Open Spaces at 5% of Remaining Upland Area at 0.70 AC.

Sec. 3.5 District Development Standards

The type of development and associate standards required within each district are as follows:

Table 3.0 Zoning Districts

Zoning District	Type of Development Character
BN	Residential Mixed Use
MV	Marina Mixed Use Village
PV	Hotel Mixed Use Village
COS	Civic Open Space

3.5.1 Bluff Neighborhood (BN) Development Standards:

a. Density and Development Program:
Within the Bluff Neighborhood (BN) District, there shall be a blend of residential products. Those products shall include single family detached in a variety of lot widths ranging from a minimum of 40 feet to a maximum of 70 feet; single family attached ranging from a minimum of 16 feet to a maximum of 30 feet, and multifamily units. The total base density shall not exceed, without conversions, 5.9 DU's per acre or 130 DU's, of which the multifamily shall comprise 20 DU's per building and comprise 34% of the total dwelling units allowed. Of the 34%, up to 30% shall be designed as "Large Homes" as described in the Traditional Town Overlay District Section 15.5-36 and shall be 8 DU's per building. Base density shall be calculated in upland acres.

Single Family Attached shall be 30% of the total dwelling units allowed and shall have 8 units attached within a single building.

Commercial land uses are allowed and as outlined under the conversion standards below.

b. Building Heights:
A variety of building heights can occur within a block and height limits shall be as follows:

1. Two (2) story limit (2 ½ stories with dormers), not to exceed 38 ft. measured from grade for single family detached and single family attached.
2. Four (4) story height limit (4 ½ stories with dormers), not to exceed 50 ft. measured from grade, for large home and multi-family condominiums.

All other applicable definitions and standards under Chapter 15.5 Article II of the Port Royal Code of Ordnances shall apply unless otherwise stated within the PUD.

c. Lot Standards:
Required development standards shall be determined by the type of dwelling unit and or building type proposed. Refer to Chapter 15.5 Article II of the Port Royal Code of Ordinances.

d. All other applicable development standards per the Town of Port Royal's Traditional Town Overlay District, Chapter 15.5 Article II shall apply.

e. Commercial and Residential Conversion:
Property Owner and Developer shall have the right to (i) convert residential density into commercial density and exceed the base density of units as set forth in section 3.5.1(a) above plus any residential density allowed below.

For each acre converted from residential to commercial use, five thousand (5,000) additional square feet of commercial will be assigned to each acre or pro-rated portion thereof being converted and six (6)) residential units will be deducted from the maximum residential density permitted under section 3.5.1(a) above.

The conversion rate from single family to multi family, and multi family to single family, will be one to one.

The maximum number of multi-family condominiums and large home dwelling units added through conversions shall not exceed an amount greater than a 30% increase of the original amount allowed as described above in 3.5.1 (a). The maximum amount of commercial land use that can be added through conversions of residential land use shall not exceed 3 acres.

Real Property converted from residential land to commercial land pursuant to this paragraph shall be subject to the permitted uses, as described in the Development Plan, of the new land classification. Owner and Developer shall notify the Town of conversions as they occur.

The Mix of ratios of residential dwelling unit types listed in the development summary may be modified and unit types can be converted. Single family attached, detached and multifamily conversions can occur if the total number of dwelling units is not increased and the mixed use traditional neighborhood character is not compromised and if approved by PRDRS.

3.5.2 Marina Village (MV) Development Standards:

a. Density and Development Program:
Within the Marina Village (MV) District, there shall be a mix of light industrial, retail and commercial and multi-family residential units. A base density of 10 multi-family residential DU's shall not be exceeded, without conversions, as a part of mixed-use buildings and/or single family attached and 20,000 square feet of retail, commercial and light industrial.

b. Building Heights:
1. Two (2) story height limit (2 ½ stories with dormers), not to exceed 38 ft. measured from grade, for restaurant and light industrial buildings not including dry stack storage.
2. Two (2) to three (3) story height limit (3 ½ stories with dormers) not to exceed 48 ft. measured from grade, for multi-use buildings and dry stack storage.

c. All other applicable development standards per the Town of Port Royal's Traditional Town Overlay District, Chapter 15.5 Article II shall apply.

Table 2.0 **Allowed Land Use Matrix**

Key:
Planning Districts
1. Bluff Neighborhood Residential Tract = BN
2. Marina Mixed Use Village = MV
3. *Port Hotel Mixed Use Village* = PV1 *through* PV5
4. Civic Open Space = COS

✓ = Allow land use within district.

Land Use	Planning Districts								Use Standards
	BN	MV	PV1	PV2	PV3	PV4	PV5	COS	
Accessory Dwelling	✓	✓	✓	✓	✓	✓	✓		4.2
Accessory Structure	✓	✓	✓	✓	✓	✓	✓	✓	3.54
Accessory Use	✓	✓	✓	✓	✓	✓			
Amusement or Recreation Activities - Carried on Wholly in a Building		✓	✓	✓		✓			
Animal Hospital, Veterinary Clinic, Grooming (No Boarding)		✓		✓	✓	✓	✓		
Antique Shops		✓	✓	✓	✓	✓	✓		
Artist Studio and/or Gallery	✓	✓	✓	✓	✓	✓	✓		
Assisted Living (Care Home)				✓	✓	✓	✓		
Auto Parking Lot or Garage (No Gas, Hourly & Daily)				✓	✓	✓	✓		
Banks			✓	✓	✓	✓	✓		
Bicycle Shop &Sporting Goods		✓	✓	✓	✓	✓	✓		
Book and/or Stationary Store		✓	✓	✓	✓	✓	✓		
Boat Repair and Garage		✓							
Ceramic Studio and/or Shop		✓	✓	✓	✓	✓	✓		
Child Care Center			✓	✓	✓	✓	✓		
Clothing Stores and Dry Goods		✓	✓	✓	✓	✓	✓		
Churches and Places of Worship				✓	✓	✓	✓		
Club or Lodge	✓	✓	✓	✓	✓	✓	✓		
Community Recreation	✓			✓	✓	✓	✓		
Convenience Store		✓	✓	✓	✓	✓	✓		
Craft Shops		✓	✓	✓	✓	✓	✓		
Dwelling, Multi-Family	✓	✓	✓	✓	✓	✓	✓		3.5.1,3.5.2,3.5.3
Dwelling, Single Family Detached (excludes mobile homes)	✓			✓	✓	✓	✓		3.5.3
Dwelling, Single Family Attached	✓	✓	✓	✓	✓	✓	✓		3.5.1,3.5.3
Eleemosynary or Philanthropic Institutions			✓	✓	✓	✓	✓		
Electronic Sales and Service		✓	✓	✓	✓	✓	✓		
Florist Shops		✓	✓	✓	✓	✓	✓		
Food Stores & Drug Stores		✓	✓	✓	✓	✓	✓		
Funeral Homes				✓	✓	✓			
Grocery, Bakery, Pastry Shop, Coffee Shop, & Similar Neighborhood Facilities	✓	✓	✓	✓	✓	✓	✓		
Hobby and Toy stores		✓	✓	✓	✓	✓	✓		
Home Furnishing and/or Hardware Stores	✓	✓		✓	✓	✓	✓		
Home-based Business	✓		✓	✓	✓	✓	✓		
Hospital & Care Homes				✓	✓	✓	✓		
Hotel, Motel			✓	✓	✓	✓	✓		3.5.3
Inn (up to15 Rooms)		✓	✓	✓	✓	✓	✓		
Interior Decorating Business		✓	✓	✓	✓	✓	✓		
Jewelry Stores			✓	✓	✓	✓	✓		
Laundromats / Dry Cleaning		✓		✓	✓	✓	✓		
Leather Goods and Luggage Shops		✓	✓	✓	✓	✓	✓		
Limited Use Retail Shop	✓	✓	✓	✓	✓	✓	✓		
Model Homes/Sales Center	✓			✓	✓	✓	✓		
Marina		✓	✓						
Marine Store and Fishing Supply Store		✓	✓	✓		✓	✓		
Music Store			✓	✓	✓	✓	✓		
Museum and Library	✓		✓	✓	✓	✓	✓	✓	limited 3.5.4(a)
Neighborhood Commercial Use Retail & Service	✓	✓	✓	✓	✓	✓	✓		
Newsstand	✓	✓	✓	✓	✓	✓	✓		
Office General		✓	✓	✓	✓	✓	✓		
Office Medical		✓	✓	✓	✓	✓	✓		
Office Professional		✓	✓	✓	✓	✓	✓		
Photography Stores and Studios		✓		✓	✓	✓	✓		
Post Office			✓	✓	✓	✓	✓		
Public Use	✓	✓	✓	✓	✓	✓	✓	✓	
Public Utilities	✓	✓		✓	✓	✓	✓	✓	
Public Parking	✓	✓	✓	✓	✓	✓	✓	✓	
Salon and Health Spa	✓		✓	✓	✓	✓	✓		
School & Institution				✓	✓	✓	✓		
Seafood Processing		✓							
Recreation Vehicle and Boat Storage		✓							3.5.2
Restaurants (Alcohol Service Allowed)		✓	✓	✓	✓	✓	✓		3.5.2
Tailor Shop		✓	✓	✓	✓	✓	✓		
Temporary Uses	✓	✓	✓	✓	✓	✓	✓	✓	
Theater (other than Drive-in)			✓	✓	✓	✓	✓		
Travel Agency		✓	✓	✓	✓	✓	✓		
Wireless Communication Towers and Facilities		✓	✓	✓	✓	✓	✓	✓	3.1

1. Two (2) story height limit (2 ½ stories with dormers), not to exceed 38 ft. measured from grade for single family detached and single family attached.
2. Three (3) story height limit (3 ½ stories with dormers), not to exceed 50 ft measured from grade for multi-family condominiums.
3. Four (4) story height limit (4 ½ stories with dormers), not to exceed 50 ft. measured from grade for condominiums over non-residential.
4. Four (4) story height limit (4 ½ stories with dormers), not to exceed 58 ft. measured from grade or the pier if built on pier, for Hotel.
5. Hotels or other significant buildings may exceed height limits if no taller than 4 ½ stories and if approved by PRDRS.

All other applicable definitions and standards under Chapter 15 Article II of the Port Royal Zoning Ordinance shall apply unless otherwise stated within the PUD.

c. Lot Standards:
Required development standards shall be determined by the type of dwelling unit or building type proposed unless otherwise stated with in the PUD. Refer to Chapter 15 Article II of the Port Royal Zoning Ordinances.

Hotel/Motel/Condominium Hotel:
Hotel shall include but not be limited to Commercial Housing, Hotel/Motel, and Condominium Hotel.

Hotel Development Standards:	
Lot Widths	Negotiated
Build-to Line locations	Negotiated
Side Setback	Negotiated
Building Frontage	Negotiated
Building Coverage	75 Percent Maximum
Maximum Height	4 Story (4 ½ stories with dormers) not to exceed 58 feet measured from grade and or the pier if built on pier

Note:

1. Appurtenances may extend beyond the prescribed height limit with prior PRDRS approval.
2. Hotel buildings shall be sited in locations of particular geometric importance, such as anchoring a major civic open space at the existing pier, or termination of Paris Avenue.

d. All other applicable development standards per the Town of Port Royal's Traditional Town Overlay District, Chapter 15.5, Article II shall apply.

f. Conversion.

i. Commercial and Residential Conversion:
Property Owner and Developer shall have the right to (i) convert commercial density into residential density and exceed the base density of units as set forth

d. Commercial and Residential Conversion:
Property Owner and Developer shall have the right to (i) convert commercial density into residential density and exceed the base density of units as set forth in section 3.5.2(a) above, plus any commercial density allowed below, and (ii) convert residential density into commercial density and exceed the base density of square feet as set forth in section 3.5.2(a) above plus any residential density allowed below.

The conversion factor shall be an acre for acre exchange. For each acre converted from commercial land to residential land, two and one-half (2.5) residential units per upland acre will be assigned to each acre or pro-rated portion thereof being converted and five thousand (5,000) square feet of commercial will be deducted from the maximum commercial density permitted under section 3.5.2(a) above. For each acre converted from residential to commercial use, five thousand (5,000) additional square feet of commercial will be assigned to each acre or pro-rated portion thereof being converted and two and one-half (2.5) residential units will be deducted from the maximum residential density permitted under section 3.5.2(a) above.

The maximum number of multi-family units added through conversions shall not exceed an amount greater than a 30% increase of the original amount allowed as described above in 3.5.2 (a). The maximum amount of commercial land use that can be added through conversions of residential land use shall not exceed one acre.

Real Property converted from commercial land to residential land, or vice versa, pursuant to this paragraph shall be subject to the permitted uses, as described in the Development Plan, of the new land classification. Owner and Developer shall notify the Town of conversions as they occur.

The mix of ratios of residential dwelling unit types listed in the development summary may be modified and unit types can be converted. Single family attached and multifamily conversions can occur if the total number of dwelling units is not increased and the mixed use traditional neighborhood character is not compromised and if approved by PRDRS.

3.5.3 Port Village (PV) Development Standards:

a. Density and Development Program:
Within the Port Village District, there shall be a mix of Retail and Commercial, Multifamily, Single Family Attached, and Hotel. The total base density shall not exceed, without coversions,13.8 DU's per acre or 340 DU's, of which the Hotel shall comprise 140 rooms or 41% of the total dwelling units.

Single Family Attached shall comprise 40 DU's or 12% of the total base dwelling units.

Retail and Commercial shall comprise 70,000 square feet, total.

a. Building Heights:
A variety of building heights can occur within a block and the height limits shall be as follows.

in section 3.5.3 (a) above plus any commercial density allowed below, and (ii) convert residential density into commercial density and exceed the base density of square feet as set forth in section 3.5.3 (a) above plus any residential density allowed below.

The conversion factor shall be an acre for acre exchange. For each acre converted from commercial land to residential land, ten (10) residential units per upland acre will be assigned to each acre or pro-rated portion thereof being converted and five thousand (5,000) square feet of commercial will be deducted from the maximum commercial density permitted under section 3.5.3 (a) above. For each acre converted from residential to commercial use, five thousand (5,000) additional square feet of commercial will be assigned to each acre or pro-rated portion thereof being converted and ten (10) residential units will be deducted from the maximum residential density permitted under paragraph (2) above.

Real Property converted from commercial land to residential land, or vice versa, pursuant to this paragraph shall be subject to the permitted uses, as described in the Regulating Plan, of the new land classification. Owner and Developer shall notify the Town of conversions as they occur.

ii. Hotel to Residential Conversion:
Property Owner and Developer shall have the right to (i) convert hotel density into residential density and exceed the base density of units as set forth in section 3.5.3(a) above plus any hotel density allowed below, and (ii) convert residential density into hotel density and exceed the base density of units as set forth in section 3.5.3(a) above plus any residential density allowed below.

The conversion factor shall be a unit for unit exchange. For each unit converted from hotel to residential, three (3) hotel units/rooms will be assigned to one (1) residential unit being converted and three (3) Hotel units/rooms will be deducted from the maximum Hotel density permitted under section 3.5.2(a) above. For each unit converted from residential to Hotel unit/room use, three (3) hotel units/rooms will be assigned being converted and one (1) residential units will be deducted from the maximum residential density permitted under section 3.5.2(a) above.

Real Property converted from hotel unit/room to residential unit, or vice versa, pursuant to this paragraph shall be subject to the permitted uses, as described in the Regulating Plan, of the new land classification. Owner and Developer shall notify the Town of conversions as they occur.

The maximum number of condominium and multifamily dwelling units added through conversions shall not exceed an amount greater than a 30% increase of the original amount. The maximum amount of commercial land use that can be added through conversions of residential land use shall not exceed 5 acres. The maximum number of hotel rooms achieved through conversions shall not exceed an amount greater than a 50% increase of the original number of rooms allowed.

The mix of ratios of residential dwelling unit types listed in the development summary may be modified and unit types can be converted. Single family attached, detached and multifamily conversions can occur if the total number of

dwelling units is not increased and the mixed use traditional neighborhood character is not compromised and if approved by PRDRS.

3.5.4 Open Space (OS) Development Standards:

a. Density and Development Program:
Within the Port Village and the Bluff Neighborhood, there shall be a total of 12.2 acres dedicated to Civic Open Space. This dedicated land shall be considered a passive recreation area and be dedicated as follows:

i. The Port Village shall include the London Avenue Park consisting of the +/- 2.0 acre parcel and the +/-8.6 acre parcel shall be maintained as park space. The park may include but is not limited to plazas, fountains, landscape, pavilions, gazebos, shelters, boardwalks/promenades, open lawn for community events, parking, and other recreational facilities. A 0.24 AC parcel located within London Ave Park may be developed as an interpretive museum. Refer to the Development Agreement for conveyance and additional details.

ii. The Port Village shall include a +/-1.0 acre civic open space located at the convergence of Paris Avenue and Battery Creek Avenue between PV1 and PV4. The park may include but not be limited to plazas, fountains, landscape, pavilions, gazebos, shelters, boardwalks/promenades and open lawn for community events, parking and other recreational facilities.

iii. The Bluff Neighborhood shall include the +/- 1.2 acre Bluff Neighborhood Park. This park may be distributed among as many as four (4) smaller parks within the Bluff Neighborhood; provided however this provision shall not be deemed to reduce the 5% open space requirement within the neighborhood. The park or parks may include but not be limited to plazas, fountains, landscape, pavilions, gazebos, shelters, boardwalks/promenades and open lawn for community events, parking and other recreational facilities.

b. Public Waterfront Easements:
There shall be a minimum 20 ft wide waterfront public access easement located along the entire edge of Battery Creek as indicated on the Regulatory Plan. This easement may include accessory structures, bike trails, board walks, promenades, fishing piers, community docks and sidewalks. This easement shall be included within the 5% open space required as indicated in Sec 5.3 of the PUD document and shall be configured in such a way as to allow for the public access way to be placed along the top of the bluff in the Bluff Neighborhood.

Prior to the conveyance of any portion of the Real Property, the SCSPA shall convey to the Town a perpetual, non-exclusive, provable, transmittable and movable easement for commercial purposes, no less than 20 feet in width, along the critical area, as shown on Exhibit A-1, that allows the Town and members of the general public access to, over, across and upon the Promenade Pedestrian Waterfront Walkway (the "PPWW") and trail as generally depicted on the Regulating Plan, attached hereto as Exhibit B (the "Promenade/Promenade

Easement"). The terms of the Promenade Easement shall be subject to the review and approval of the Town, and shall incorporate provisions that permit the general public access to the Promenade and the right of use of the same, subject only to such rules and regulations as may be implemented by the Town, and that require mortgagees of the fee underlying the Promenade Easement to subordinate their interests to the rights of the Town and public in and to the Promenade Easement. The Promenade Easement granted by the SCSPA will provide that initial successors-in-title of the SCSPA may relocate and/or enlarge the Promenade Easement, with the prior approval of the Town, to accommodate good design standards for Development. To the extent any such relocation or enlargement impinges on property subject to a mortgage, it shall be the responsibility of the Property Owner to secure the assent of the mortgagee to the relocation and/or enlargement and a subordination of the mortgagee's interest to the rights of the Town and the public in the Promenade Easement as relocated and/or enlarged.

The initial successor(s)-in-title to the SCSPA of the Port Village, Marina Village and Bluff Neighborhood parcels, as are collectively described in Exhibit B, shall be required to survey, dedicate by deed and plat and improve the Promenade Easement. The survey/plat of the Promenade Easement shall include a dedication thereof to the public and provide for acceptance by the Town, and include notice that all mortgagees of the fee underlying the Promenade Easement shall be required to subordinate their interests to the rights of the Town and public in and to the Promenade Easement. The survey and dedication of the Promenade Easement shall be required the earlier of: (1) prior to any Development Permit being issued on the applicable parcel(s); or (2) four and one-half (4 ½) years following the commencement of the Term of this Agreement. No certificates of occupancy shall be issued for any Development on Port Village, Marina Village, and the Bluff Neighborhood parcels until the Promenade Easement within such parcels has been dedicated and either been improved so as to allow public pedestrian access or appropriate financial assurances, which shall be satisfactory to the Town, are in place for its improvement in accordance with a schedule approved by the Town. At the request of the Town, the owner of parcels that include the Promenade Easement agree to execute such documents as may be necessary to assure the Town has or will have rights in an easement. The Town shall have the right to approve the plan for improvements within the easement and to require appropriate lighting, construction materials, consistency of design, safety features, trash disposal facilities, etc. to be incorporated in the improvements, which shall be constructed by the respective Property Owner at the earliest time feasible so as to facilitate the use by the public of the PPWW.

ARTICLE 4.0 Use Regulations

The following use standards shall apply to all permitted uses, as set forth in the district regulations of Article 3.0.

Sec. 4.1 Wireless Telecommunications Facilities

All wireless telecommunications facilities shall comply with Section 22-148 of the Zoning Ordinance. In addition, the following criteria shall also apply:

a. All wireless facilities, including ground equipment, shall be of stealth design.

b. Within MV and PV, a wireless facility shall be incorporated into the architecture of building within the district containing a use or uses other than equipment supporting the telecommunications facility.

Sec. 4.2 Accessory Dwelling

Accessory dwellings shall be limited to one for each principal Single Family Detached dwelling. An accessory dwelling shall not be included in the density calculation.

Sec. 4.3 Marina

4.3.1 Criteria for Creation of a Marina:

The following criteria shall apply to the creation of a marina in any district.

a. General Standards

i. A new marina facility may be constructed with up to 225 slips and may generally be placed in Battery Creek from 11th street to 6 ½ street; provided however, it shall not impede navigation to the existing dock at 11th street in front of Dockside Restaurant. Within the marina, the developer will maintain 10 slips for public use at a location to be determined at his sole discretion. The existing pier #601 may remain and may add up to an additional 600 LF of large boat dockage as allowed by the regulations set forth by the applicable governing agencies. All necessary reviews and permits shall be the responsibility of the marina and/or dock developer.

ii. Parking requirements for the Marina shall be one (1) space per five (5) slips which can be a part of an overall shared parking plan much of which could be placed as either on street perpendicular or parallel parking on Battery Creek Avenue and other streets.

iii. Marina and associated uses could be located in either the Port Village or the Marina Village and could include full service marina operations, fuel sales, a marina store, and other associated marina support facilities and activities.

ARTICLE 5.0 Community General Development Requirements

Sec. 5.1 General

The standards in this section are intended to apply to all development, except as expressly set forth below. These standards supplement those found elsewhere in the Town of Port Royal Code of Ordinances. Where there is a conflict in regulations, the standards of this PUD shall apply.

Sec. 5.2 Subdivision Plats, Site Plans , Architecture and Street Section Review.

5.2.1 Subdivision Plats. All subdivision of land shall comply with the Town of Port Royal Code of Ordinances. No subdivision of a tract shall be allowed until a Master Plan for such tract has been approved by PRDRS and applicable departments and agencies.

5.2.2 Site Development Plans. A Master Plan for a tract shall have been approved by the Town Staff and/or applicable departments and agencies prior to submittal of a general site development plan.

5.2.3 Architecture Review. Building elevations and massing are subject to approval by PRDRS.

5.2.4 Street Sections: Street sections for each street within the PUD shall be submitted for review and approval by PRDRS.

Sec. 5.3 Open Space

The PUD shall not have less than five (5) percent community open space in addition to the civic open spaces. Community open space includes greenways, sidewalks, riverfront boardwalks/promenades, parks, wetlands and wetland buffers, landscape areas, pier, storm water drainage areas, and shall be based on net upland acreage minus civic open spaces.

5.3.1 Bluff Neighborhood Standards

Open space shall be provided as follows:

a. A total of 5% of net upland acres.

b. A waterfront public walkway and easement must be provided along top of the bluff at Battery Creek from the extension of 16th Street to the Marina Village.

c. There shall be no fewer than four (4) public accesses from Battery Creek Avenue to the waterfront public walkway and easement. These public access/easements shall be no less than 10 feet in width and regularly spaced.

d. Fishing Piers and Community Docks, up to two, are allowed within this district, and shall require the appropriate review and approvals of the applicable governing agencies prior to construction.

5.3.2 Marina Village Standards

Open space shall be provided as follows:

a. A total of 5% of net upland acres.

b. A waterfront public walkway and easement must be extended from the Bluff Neighborhood to the Port Village along and paralleling Battery Creek. If there is a conflict between any future dry stack storage/marina facility and the promenade, the developer shall be responsible for adequate resolution of conflicts between pedestrians and marina functions.

5.3.3 Port Village Standards

Open Space shall be provided as follows:

a. A total of 5% of net upland acres.

b. A waterfront public walkway/promenade and easement must extend from the Marina Village to the London Avenue Park and connect to the Sands area beach access boardwalk.

Sec. 5.4 Streetscapes, Landscaping and Tree Preservation

5.4.1 General Requirements. Streetscapes shall include the planting of trees and shrubs at entries, intersections and focal points. Within the Right-of-Way, minimum 5' wide sidewalks on both sides of the street shall be provided with a minimum 6' wide tree lawn in Residential areas. Within residential districts, street trees shall have an average spacing of 50 feet on center on both sides of the road and within the tree lawn area. Lanes and alleys shall be exempt from this requirement. All required canopy trees (hardwoods) shall be a minimum of 10 feet tall with a minimum 2½" caliper. Where possible, drought resistant plant materials are encouraged.

5.4.2 Port Village Guidelines.

a. Street trees shall average 50' on center along both sides of all roads within the Port Village. Lanes and alleys may be considered for exemption with prior PRDRS approval.

b. Landscaping plans for open spaces and parks shall be submitted to and approved by PRDRS.

5.4.3 General Landscape Guidelines. There shall be a conscious intent to preserve existing trees where practical. Concept landscape plans submitted for review shall include the size, species and location of all new plantings, existing trees to be saved, and all grasses and mulched areas. All commercial landscapes and neighborhood entries are to be irrigated and landscaped for approval by PRDRS. Landscape designs are to address three main concerns: (1) they must be complementary to the architectural style of the building or entry, (2) they must screen all service, utility and equipment areas and, (3) they must provide shade for and screening of parking areas. Plant material is encouraged to be native to the region.

Sec. 5.5 Service Areas and Loading Docks.

5.5.1 Location. Refuse areas, storage, loading and truck parking shall be located so as to minimize visibility from streets, sidewalks and leisure trails. Loading docks shall be limited to commercial parcels and village parcels. Location and aesthetic treatment shall require PRDRS approval.

5.5.2 Screening. All exterior trash receptacles shall be screened from public view on three sides and on the fourth side by a gate that screens the receptacles from view. The enclosure and gate should be made of materials compatible to that of the primary structure.

5.5.3 Loading Docks. Loading docks and truck parking shall be screened from public view using building mass, screen walls and/or landscaping.

Sec. 5.6 Utilities and Utility Screening

5.6.1 Location. The following utilities shall be located underground to the extent possible: potable water supply, distribution systems and backflow preventers; wastewater collection, treatment, and disposal; irrigation, power, cable television, telephone, broadband multi-use transmission; and other utility services. Temporary overhead power lines shall be allowed during construction.

Sec. 5.7 Streets and Traffic Impact

5.7.1 Road and Street Design Standards. All roads and streets shall be public and constructed to all applicable standards except where otherwise modified herein.

a. Modifications. A modification to Town standards not identified herein shall require the approval of the Town Engineer and or PRDRS.

b. Road and Street Pattern. All streets shall be in a grid or broken grid pattern and alleys shall be encouraged.

5.7.2 Vehicular Access Points. Vehicular access points on primary roads shall be determined at the time of Master Plan submittal for individual tracts. The following criteria shall apply:

a. Access points shall be planned to minimize the number of intersections while providing adequate ingress and egress.

b. Access points shall be planned so that centerlines align with the access point on the opposite side of the road where possible, to form a four-way perpendicular intersection.

Sec. 5.8 Sidewalks and Pedestrian Leisure Trails

5.8.1 General Requirements. All tracts within the PUD shall be linked by a system of pedestrian sidewalks. The use of pervious paving is encouraged where appropriate.

a. Residential Standards.

i. Residential neighborhoods shall be required to have sidewalks (5' min. width) along both sides of all streets with a 6 foot wide tree lawn between the sidewalk and back of curb. The sidewalk system shall link to the community open space system, public waterfront easement and adjacent streets and sidewalks.

b. Mixed Use Village Standards.

i. Entry plazas will be along the entire front of all buildings. Entry plazas shall consist of both paving and landscape.

ii. All buildings in Mixed Use Villages shall meet the following criteria:

a. Sidewalk widths shall be as follows: 10' wide (minimum and including tree openings in approved locations) along the storefronts of retail shops and restaurants; 5' wide for pedestrian connections from shops/restaurants to parking areas; and 5' wide sidewalks adjacent to streets, with 6 foot tree planting areas.

b. Whenever sidewalks cross drives, a highly visible crosswalk is required. The crosswalk should utilize materials that provide strong contrasts with the vehicular surface and may be set apart by concrete in asphalt, pavers, or other approved materials.

c. Sidewalks or sidewalk connections shall tie to the community wide open space, public waterfront easement and adjacent streets and sidewalks.

Sec. 5.9 Parking

5.9.1 General Standards. All parking shall comply with Sec 15.5-30 of the Traditional Town Overlay District unless otherwise identified herein.

5.9.2 Location. In non-residential areas, no parking area or structure shall be allowed within a required buffer or setback.

5.9.3 Parking Spaces Required by Type of Development

a. Table 4.0 Residential

Type of Dwelling Unit	# of Off-street Spaces Required per Type of Dwelling Unit
Single family detached and attached	2.0
Accessory Dwelling	1.0
Multi-Family Studio	1.0
Multi-Family One-bedroom	1.25
Multi-Family Two-bedrooms	1.50
Multi-Family Three or more bedrooms	1.75

b. Table 4.1 Villages

i. The requirements of the Town of Port Royal's Code of Ordinances shall apply with the following exceptions:

ii.

Type of Dwelling Unit	# of Off-street Spaces Required
Single family attached and detached	2.0 per DU
Accessory Dwelling	1.0 per DU
Dwelling above Commercial or: Multi-Family (Studio)	1.0 per DU
Multi-Family (One-bedroom)	1.25 per DU
Multi-Family (Two-bedrooms)	1.50 per DU
Multi-Family (Three or more bedrooms)	1.75 per DU

iii. For non-residential uses there shall be no more than 3 spaces per 1000 sf and no less than 1 space per 1000sf.

iv. A 5% reduction in the total number of required parking spaces may be allowed with approval by the PRDRS when a building is used or occupied by two or more uses which typically do not experience peak parking demands at the same time.

v. A reduction greater than 5% requires shared parking analysis based on the guidelines of Shared Parking, Second Edition, Mary S. Smith, Urban Land Institute, 2005 and must receive approval by PRDRS.

vi. Parking lots should be located behind buildings or within the interior of a block whenever possible. Parking under residential condominium buildings within the Bluff Neighborhood (BN) and the Port Village (PV) is allowed. Parking under multi-use buildings behind non-residential street frontage is allowed within the Port Village (PV).

vii. Parking island dimensions shall be in accordance with the Section 15.5-30.

viii. Parking areas located along primary routes of travel shall be screened from adjacent roads and sidewalks.

ix. On-street parking will be provided where possible in accordance with the Town of Port Royal Code of Ordinances.

Sec. 5.10 Lighting

5.10.1 Lighting by Type of Development.
Street lights, including posts and fixtures, can vary to work aesthetically with the neighborhood theme and signage program, but shall require approval from the PRDRS. Full cut-off fixtures shall be encouraged.

Sec. 5.11 Signage

Refer to Article II Traditional Town Overlay District General Provisions for approved signage ordinances and references to Chapter 22 Article V.

ARTICLE 6.0 Definitions.

Sec. 6.1 General

Where this section specifies a defined term that includes the phrase, "any similar use," such interpretation shall be made by the Zoning Administrator. The definitions herein pertain only to the PUD. Definitions included within the Zoning Ordinance but not herein shall also apply.

Sec. 6.2 Defined Terms

1. **Accessory Dwelling:** A building that is subordinate to and attached or detached from the principal dwelling. The accessory dwelling shall be no more than 30% of the principal dwelling unit gross square feet or 900 gross square feet, whichever is less. Manufactured/mobile housing units, shipping containers, and recreational vehicles are not accessory dwellings.

2. **Accessory Structure:** A detached building or structure which is subordinate to the principal building/facility on a lot and used for a purpose customarily incidental to the principal use, including but not limited to garages, greenhouses, swimming pools, tennis courts, cable satellite antenna or other non-commercial radio transmitting/receiving antenna. Manufactured/mobile housing units, shipping containers, and recreational vehicles are not accessory structures.

3. **Accessory Use:** An incidental and subordinate use that is customarily associated with the principal use of the lot or building located on the same lot as the principal use.

4. **Amusement or Recreation Activities (carried on wholly in a building):** Establishments offering amusement or recreational activities for families or groups such as roller skating, video arcades and the like. No amusement or recreation activities shall be permitted outside of the building.

5. **Animal Hospital, Veterinary Clinic, Grooming (no boarding):** A veterinary clinic ran by a licensed veterinarian. No animal boarding shall be allowed

6. **Antique Shop:** Establishments offering the sale of antiques. All products for sale must be located within the principle building.

7. **Studio and/or Gallery:** A studio that may offer education in or be used for the creation and/or sale of works of art.

8. **Assisted Living Unit (Care Home):** A rest home, nursing home, convalescent home, boarding home for the aged or similar use established to render domiciliary care for chronic or convalescent patients, but not including facilities for the care of patients with mental illness or alcohol or drug addiction.

9. **Auto Parking Lot or Garage (no gas):** A secured area or structure used for the commercial operation of long or short term auto parking and/or storage.

10. **Auto Service Station (minor repairs allowed):** A building in which the business of general motor vehicle repair and service is conducted, but excluding a junk or auto wrecking business.

11. **Banks and Offices:** Establishments associated with banking both walk in and/or drive up and office space for use by business and/or professional services, consultants, agents, and the like.

12. **Bicycle Shop and or Sporting Goods:** Establishments associated with the sale and repair of bicycles and sporting goods. All bicycle or sporting goods display and repair must be carried on wholly in a building.

13. **Block:** A division or parcel of land entirely surrounded by rights of ways, natural features or dedicated open space.

14. **Book and/or Stationary Store:** Establishments associated with the sale and/or rental of new and used books, stationary and other sundry products. Associated uses within the store may include coffee bars.

15. **Build to Line:** A prescribed location to which a building's façade must be placed.

16. **Building Height:** Building heights shall be measured from grade to the highest point of the structure, excluding chimneys, cupolas and other approved appurtenances.

17. **Ceramic Studio and/or Shop:** Establishments offering training, lessons, and sales of ceramic ornaments for painting and firing.

18. **Child Care Center:** A building and an outdoor area designed or altered and used for the care and instruction of two or more children (excluding members of the family occupying the premises) for any part of any day and operated on a regular basis.

19. **Clothing Stores and Dry Goods:** Establishments offering the sale of clothing, dry goods and accessories.

20. **Churches and Places of Worship:** A building used for the primary purpose of religious worship.

21. **Club or Lodge:** An incorporated or unincorporated association of civic, social, cultural, religious, literary, political, and recreational or like activities, but not including shooting clubs operated for the benefit of their members and not open to the general public.

22. **Commercial Wireless Communication Towers and Facilities:** [Reserved.]

23. **Community Recreation:** Any premise (private) where the principle use is the provision of outdoor recreation such as athletic facilities, sports, and games.

24. **Civic Open Space:** An area that provides public gathering space and includes open space (plazas, parks) for social activity.

25. **Craft Shops:** Establishment associated with the sale and/or instruction of crafts and hobbies such as sewing, stamping, model building and the like.

26. **Convenience Store:** Establishment associated with the sale of convenience goods such as soft drinks, beer, water, chips, candy, gum and the like.

27. **Dwelling:** One or more rooms designed as a unit, including a kitchen, bathroom and sleeping area, to provide complete housekeeping facilities for one family.

28. **Dwelling, Above Commercial:** A single family dwelling that is located above a commercial property and contains its own separate entry.

29. **Dwelling, Detached:** A dwelling which does not share party or lot-line walls with any adjacent building.

30. **Dwelling, Multi-Family:** A building with multiple dwelling units. Units may have either private or shared access. Units may be arranged in a variety of configurations including back to back, side to side, vertical or any combination thereof.

31. **Dwelling, Single Family Attached:** A building containing attached dwellings, each of which are located on a fee simple lot and have their own private entrance.

32. **Dwelling, Single Family Detached:** A stand-alone building containing only one dwelling unit.

33. **Eleemosynary or Philanthropic Institutions:** A not-for-profit organization that provides a variety of services to its members or the community but does not provide sleeping accommodations or daily meals. Institutions included under this definition are those which promote the safety, health, and general welfare of the community.

34. **Electronic Sales and Service Stores:** Establishments offering the sale and or service of electronic equipment and devices.

35. **Evergreen Buffer Hedge:** A grouping of evergreen shrubs planted in close proximity to one another in order to provide a barrier or screen.

36. **Facilities for Fishing, Boating and Swimming:** Establishments offering the use of fishing, boating and/or swimming equipment and faculties. The facilities may be either indoor or outdoor and may be either for profit or non-profit.

37. **Florist Shops:** Establishments offering the sale and delivery of ornamental flowers, wreaths, plants and garden ornaments.

38. **Food Stores and Drug Stores:** Grocery stores offering the sale of general groceries, bakery goods, delicatessen goods, floral goods, photo shops and the like. Drug store may be within the food store or separate. Drug stores/pharmacy are a building or part of a building used or intended to be used for the specific purpose of preparing, compounding and dispensing medicines, medications and personal hygienic needs. The drug store shall be allowed to have drive up facilities.

39. **Funeral Homes:** Establishments offering assistance and sales of materials associated with funerals excluding crematories.

40. **Grocery, Confectionary, Bakery, Pastry Shop and Similar Neighborhood Facilities:** Neighborhood scale, boutique style shops offering the sale of specialty groceries, confections, bakery goods, and the like.

41. **Hobby and Toy Stores**: Establishments offering the sale of hobby, craft, toys, and games. The establishments may offer craft and or hobby related classes.

42. **Home Furnishing and/or Hardware Stores:** Establishments offering the sale of new or used furniture, hardware goods, power tools and interior home improvement materials.

43. **Care Homes:** Any institution receiving inpatients or a public institution receiving outpatients and authorized under state law to render medical, surgical or obstetrical care.

44. **Hotel, Motel:** A lodging establishment consisting of one or more attached or detached buildings containing more than 15 bedrooms or suites to transient guests. No extended stay facilities will be allowed. Ancillary (accessory use) uses may include restaurants, newsstands, gift shops, snack bars or lounges catering primarily to guests, meeting or conference facilities within or adjacent to the primary building, but designed to cater primarily to guests of the facility, and service facilities.

45. **Inn:** This designation is for establishments providing for an Inn with short term occupancy, including but not limited to, hotels, motels, bed and breakfast inns, inns and apartment accommodations up to 15 rooms. Ancillary (accessory use) uses may include restaurants, newsstands, gift shops, snack bars or lounges catering primarily to guests, meeting or conference facilities within or adjacent to the primary building, but designed to cater primarily to guests of the facility, and service facilities. Additional accessory uses may include campgrounds and recreation and vacation camps, parking lots, swimming pools, tennis courts, playgrounds, laundry rooms and the like designed to serve guests of the establishment.

46. **Institutional:**

- Education establishments providing for mental development and enlightenment of the individual, including universities and colleges, kindergartens, primary and secondary schools, music, dance, craft and art schools, business and other specialized training schools.
- Cultural and arts establishments providing for the mental development and enlightenment of the individual and the development of the display and the performing arts, including museums, libraries, art galleries when non-profit and rehearsal and administrative activities associated with orchestral, choral, opera, ballet, dance, theatrical and other performing arts, but not including theaters or other structures and their associated activities when operated as commercial establishments. Also including private and semi-private clubs, lodges, union halls, social centers, and similar establishments.
- Religion establishments providing for religious services and development, including churches, temples, synagogues, and educational buildings.

47. **Interior Decorating Business:** Professional consulting firm associated with the design and sales of home, office, club and the like interior decorating.

48. **Jewelry Stores**: Establishments associated with the sale and or service of new and used jewelry and other fine gifts.

49. **Laundromats/Dry Cleaning:** Establishments offering the use of on premise washing and drying machines. Ancillary uses may include the sale of laundry goods, beverages and other convenience items associated with the permitted use.

50. **Leather Goods and Luggage Stores:** Establishments offering for sale of luggage and or leather good items such as belts, purses and baggage, and other clothing items.

51. **Limited Use Retail Shop:** Establishments offering limited use retail items such as specialty products which are not produced or manufactured on the premises and are limited to or associated with a single product line of merchandise directed to a specific consumer market. Includes pet stores, specialty food stores, bicycle shops, personal micro and/or mini computer sales or similar uses does not include the sale, service or repair of motorized vehicles, including automotive parts, repair or service stores, tire shops, gasoline sales, package stores or similar uses nor any outdoor display or storage of materials, supplies or products.

52. **Marina:** A dock or basin (public and or private) providing secure moorings for pleasure boats and may offer supply, repair and other facilities.

53. **Marine and Fishing Supply Store:** Establishments offering the sale of marine and fishing related items. Service can be allowed if within the building the establishment occupies. Live Bait may be allowed with required permits and regulations followed.

54. **Master Developer:** (a) the South Carolina State Ports Authority ("SCSPA"); (b) the initial person(s), firm(s), or entity that acquires title to the Port Village, as depicted on Exhibit B attached hereto, from the SCSPA (the "Initial Developer"); or (c) the successor in title or assignee of the Initial Developer, which successor or assignee must be approved by the Town.

55. **Minor Developer:** A developer who owns only one tract within the PUD.

56. **Mixed Use Residential:** A building designed to accommodate a mix of conforming residential and nonresidential uses consisting of retail sales, personal services or offices.

57. **Model Homes/Sales Center:** This designation allows for the model homes and office/administrative facilities (including temporary trailer facilities) that shall be considered an accessory use associated with the primary sales of on site residential lots and homes within the Port Royal PUD. The facility(s) may be permanent in nature with the model homes being sold as single family residences in the future or the facility(s) may relocate from time to time during the period of development to meet the needs of development phasing.

58. **Music Stores**: Establishments offering for sale music new or used and other related items. Associated uses within the store may include coffee bars and cafes.

59. **Museums and Libraries:** an institution (public and or private) devoted to the procurement, care, study and display of objects. Associated uses may occur such as coffee bars and gift shops within the square footage of the establishment.

60. **Newsstand:** Establishments offering newspapers and periodicals for sale.

61. **Office, General:** A facility generally focusing on business, government, professional or financial services.

62. **Office, Medical:** A medical facility in which a doctor, dentist, psychiatrist, physician's assistant, nurse practitioner or similar medial provider treats or counsels patients.

63. **Office, Professional:** Offices of recognized professions, including accountants, architects, dentists, doctors, engineers, lawyers, or other related occupations which are located in the same structure.

64. **Photography stores and Photographic Studios:** Establishments offering the professional services of photography sessions and or developing and sales of photographic equipment.

65. **Post Office:** Office established by United States Postal Service.

66. **Private or Parochial Schools:** Schools run privately or by a religious organization. Tuition payments are generally required for students to attend. Accessory uses may include ball fields, playgrounds, stadiums and the like.

67. **Public Parking:** Parking either on street or off street provided for the public.

68. **Public Schools:** Education facilities provided by local government for use by the general public.

69. **Public Use:** Buildings, structures and uses of land operated by a government unit or government agency, including but not restricted to public schools, fire stations, recreation sites and facilities and public utilities.

70. **Public Uses:** Uses of a public or government nature, including, but not restricted to, fire and police stations, and public park and recreational facilities.

71. **Public Utilities (subject to proof of need):** As used in this chapter, a public utility shall only be defined to include pipelines, power transmission lines, telephone and telegraph lines, railroad tracks but not a railroad yard, and such related public utility structure or station necessary for the installation and maintenance of utility services.

72. **Recreational Vehicle and Boat Storage (subject to screening requirements):** Areas or structures used for long term storage of recreational vehicles or boats. Security fencing with opaque landscape screening is required.

73. **Restaurants (alcohol service allowed):** An establishment in which customers purchase meals and/or beverages.

74. **Salon and Health Spa:** An establishment, which can provide hairdressing, facials, manicures and other related items as allowed within town and state regulations.

75. **Shrub:** A woody and fibrous perennial plant of small stature having multiple permanent stems and displaying an upright growth habit.

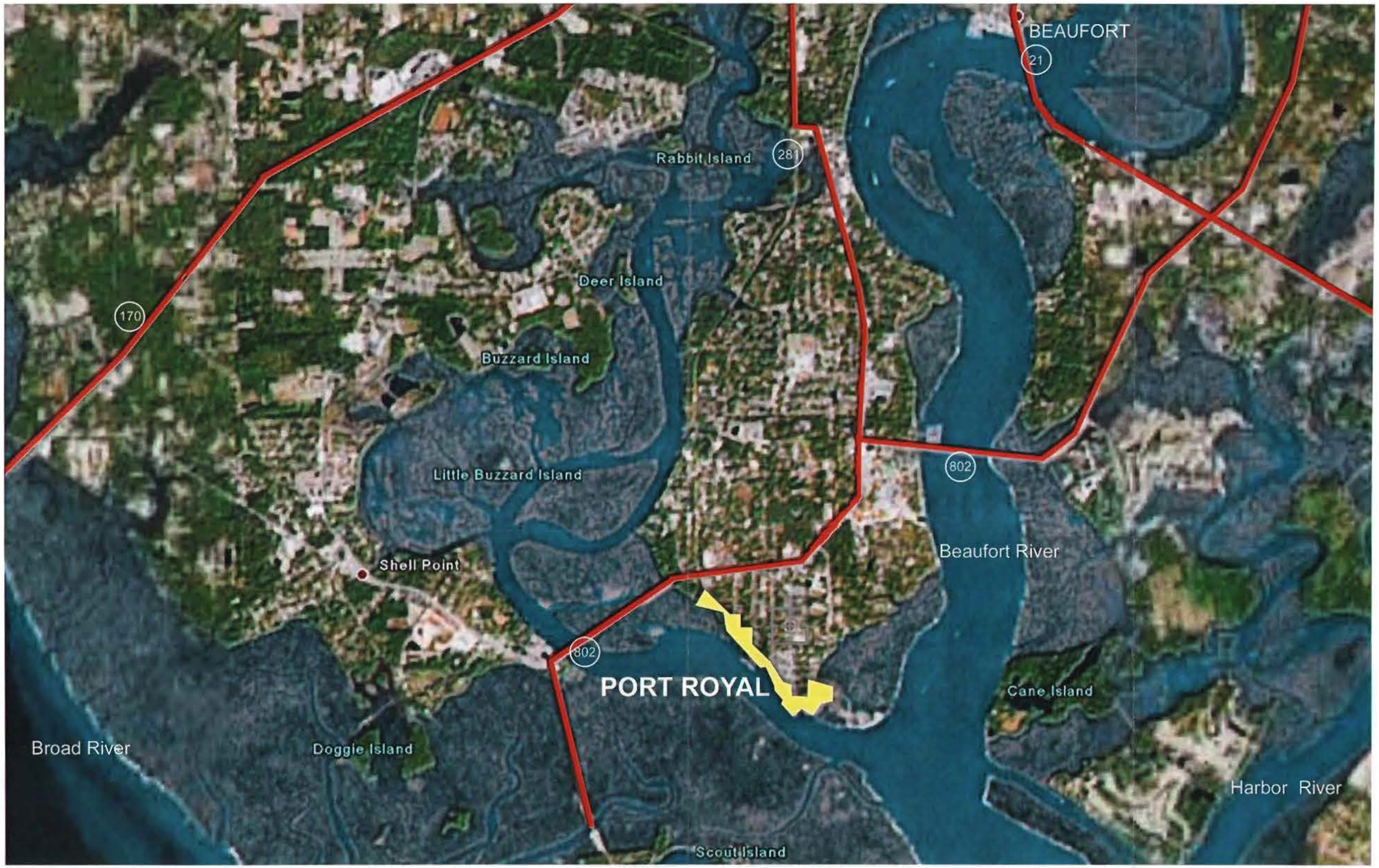
76. **Tailor Shop:** Establishment offering the alteration, repair and custom making of clothing.

77. **Theater (other than Drive-in):** An establishment for dramatic performances or for showing motion pictures.

78. **Travel Agency**: An establishment engaged in selling and arranging transportation, accommodations, tours, and trips for travelers.

79. **Utility Corral:** An area consisting of a cluster or grouping of above ground utility components such as but not limited to transformers, backflow preventions, utility boxes or large pieces of mechanical equipment.

80. **Village:** An area that allows retail sites, personal services, office use, public use, and residential uses. Uniform site development standards shall be applied throughout the village.



Prepared For:
SOUTH CAROLINA STATE PORTS AUTHORITY

VICINITY MAP

SC SPA PORT OF PORT ROYAL PLANNED UNIT DEVELOPMENT

September 25, 2006

LS3P Architects | Robert Charles Lesser & Co., LLC | Moser Design Group | Thomas & Hutton Engineering Co. | SRS Engineering, LLC

Prepared By:
Wood+Partners Inc.
Landscape Architects
Land Planners

September 9, 2006

Cindy Ackerman
Sprint
P. O. Box 1659
Beaufort, SC 29901

RE: Port Royal SPA Terminal PUD
J-17652.300

Dear name,

The subject property was the SPA Terminal located within Port Royal, South Carolina. We will be submitting a planned unit development (PUD) for this site to the planning department for their review process. The proposed PUD will be a traditional neighborhood development approximately 50.88 acres to include +/- 500 residential units and +/-84,000 sf of retail/commercial space. As part of the PUD documents that set forth the governing regulations for this property we are required to submit letters of availability and willingness to serve the property from the local utilities.

By way of this letter, I would like to request a letter of availability and willingness to serve this property with phone service. If you have any questions or comments, please contact me.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

M. L. Jason Brawley

17652.320

SCE&G
A SCANA COMPANY

Customer Service Engineering - P. O. Box 839, 81 May River Road, Bluffton, SC 29910

September 18, 2006

Mr. M. L. Jason Brawley
Thomas & Hutton Engineering Company
Post Office Box 1522
Mount Pleasant, South Carolina 29465-1522

Re: Port Royal SPA Terminal PUD
J-17652.300

Dear Mr. Brawley:

I am pleased to inform you that South Carolina Electric & Gas Company (SCE&G) will be able to provide electric and gas service to the above referenced development. Electric and gas service can be provided in accordance with SCE&G's General Terms and Conditions, other documents on file with the South Carolina Public Service Commission, and the company's standard operating policies and procedures.

In order to begin the design process for the project, the following information will need to be provided:

1.) **A signed copy of this letter acknowledging its receipt and responsibility for its contents and the contents of its enclosures.**
2.) **Finalized and approved detailed site plan (hard copy and electronic AutoCAD file) showing barricade plan, all "wet" utilities, buffer zones, and any existing or additional easements. These plans must be received by SCE&G at least two months prior to the issuing of electric design and conduit layouts.**
3.) **Approved premise addresses including street names for the development.**
4.) **Copy of Army Corps of Engineers approved wetlands delineation letter including referenced site map, or letter from Army Corps of Engineers stating no wetlands exist on site.**
5.) **Anticipated timeline for each phase of the development.**

For more information or questions, contact me by phone at (843)815-8831 or by email at kackerman@scana.com.

Sincerely,

Kenneth L. Ackerman, III
Account Manager - Projects

AUTHORIZED SIGNATURE: _____ DATE: _____

TITLE: PHONE:

September 9, 2006

Mr. Jeff Coppinger
Public Works
P. O. Drawer 9
Port Royal, SC 29935

RE: Port Royal SPA Terminal PUD
J-17652.300

Dear name,

The subject property was the SPA Terminal located within Port Royal, South Carolina. We will be submitting a planned unit development (PUD) for this site to the planning department for their review process. The proposed PUD will be a traditional neighborhood development approximately 50.88 acres to include +/- 500 residential units and +/-84,000 sf of retail/commercial space. As part of the PUD documents that set forth the governing regulations for this property we are required to submit letters of availability and willingness to serve the property from the local utilities.

By way of this letter, I would like to request a letter of availability and willingness to serve this property with design criteria for road construction and drainage requirements, plan review, and final construction plan approval. If you have any questions or comments, please contact me.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

M. L. Jason Brawley

September 9, 2006

Police Chief Jim Cadien
P. O. Box 576
Port Royal, SC 29935

RE: Port Royal SPA Terminal PUD
J-17652.300

Dear name,

The subject property was the SPA Terminal located within Port Royal, South Carolina. We will be submitting a planned unit development (PUD) for this site to the planning department for their review process. The proposed PUD will be a traditional neighborhood development approximately 50.88 acres to include +/- 500 residential units and +/-84,000 sf of retail/commercial space. As part of the PUD documents that set forth the governing regulations for this property we are required to submit letters of availability and willingness to serve the property from the local utilities.

By way of this letter, I would like to request a letter of availability and willingness to serve this property with police protection services. If you have any questions or comments, please contact me.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

M. L. Jason Brawley

September 9, 2006

Paula Bragg
Charter Communications
60 Robert Smalls Parkway
Beaufort, SC 29906

RE: Port Royal SPA Terminal PUD
J-17652.300

Dear name,

The subject property was the SPA Terminal located within Port Royal, South Carolina. We will be submitting a planned unit development (PUD) for this site to the planning department for their review process. The proposed PUD will be a traditional neighborhood development approximately 50.88 acres to include +/- 500 residential units and +/-84,000 sf of retail/commercial space. As part of the PUD documents that set forth the governing regulations for this property we are required to submit letters of availability and willingness to serve the property from the local utilities.

By way of this letter, I would like to request a letter of availability and willingness to serve this property with cable communication service. If you have any questions or comments, please contact me.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

M. L. Jason Brawley

September 9, 2006

Fire Chief Wendell Wiburn
City of Beaufort Fire Department
135 Ribaut Road
Beaufort, SC 29902

RE: Port Royal SPA Terminal PUD
J-17652.300

Dear name,

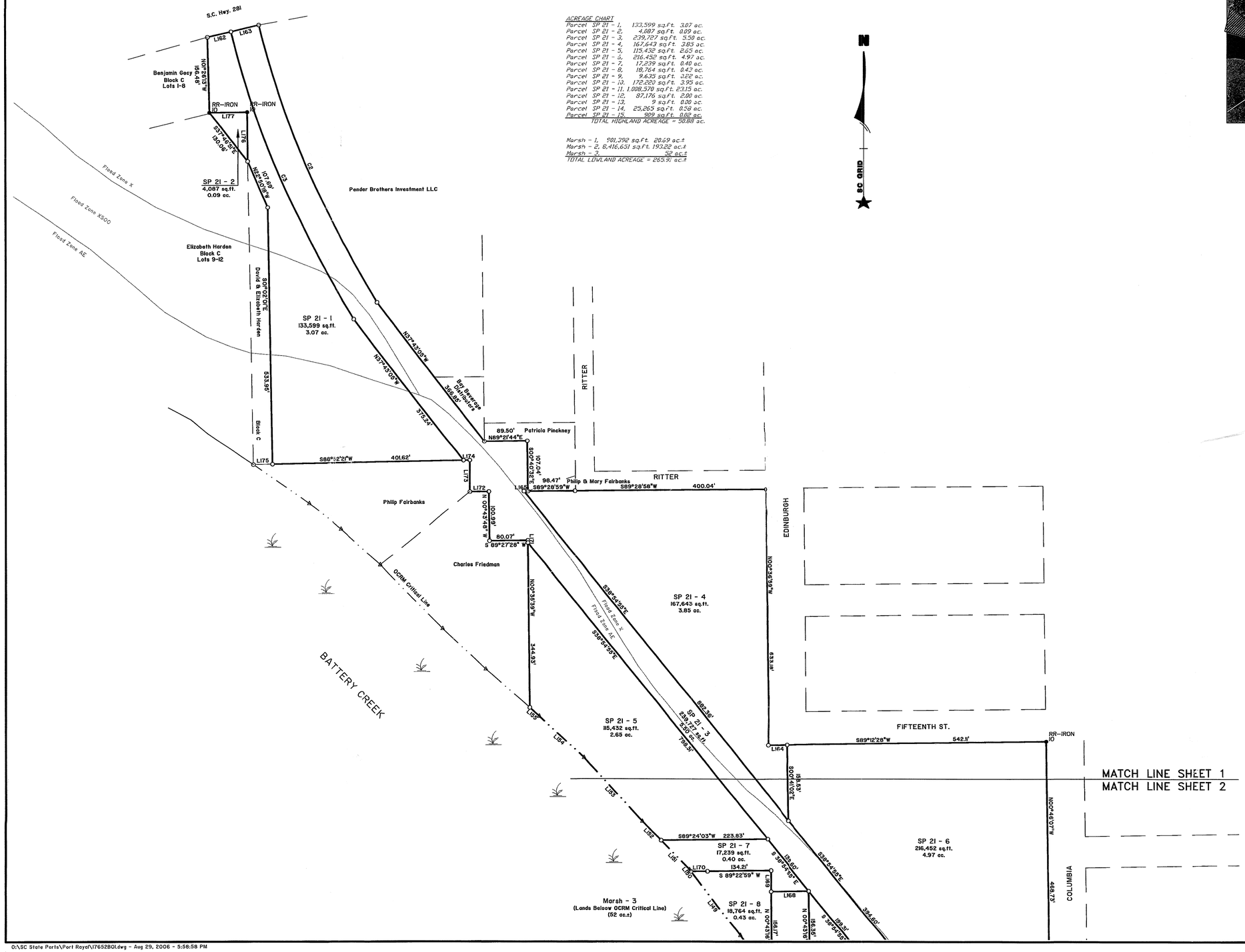
The subject property was the SPA Terminal located within Port Royal, South Carolina. We will be submitting a planned unit development (PUD) for this site to the planning department for their review process. The proposed PUD will be a traditional neighborhood development approximately 50.88 acres to include +/- 500 residential units and +/-84,000 sf of retail/commercial space. As part of the PUD documents that set forth the governing regulations for this property we are required to submit letters of availability and willingness to serve the property from the local utilities.

By way of this letter, I would like to request a letter of availability and willingness to serve this property with fire protection services. If you have any questions or comments, please contact me.

Sincerely,

THOMAS & HUTTON ENGINEERING CO.

M. L. Jason Brawley



ACREAGE CHART

Parcel SP 21 - 1,	133,599 sq.ft.	3.07 ac.
Parcel SP 21 - 2,	4,087 sq.ft.	0.09 ac.
Parcel SP 21 - 3,	239,727 sq.ft.	5.50 ac.
Parcel SP 21 - 4,	167,643 sq.ft.	3.85 ac.
Parcel SP 21 - 5,	115,432 sq.ft.	2.65 ac.
Parcel SP 21 - 6,	216,452 sq.ft.	4.97 ac.
Parcel SP 21 - 7,	17,239 sq.ft.	0.40 ac.
Parcel SP 21 - 8,	18,764 sq.ft.	0.42 ac.
Parcel SP 21 - 9,	9,633 sq.ft.	.322 ac.
Parcel SP 21 - 10,	172,220 sq.ft.	3.95 ac.
Parcel SP 21 - 11,	1,008,570 sq.ft.	23.15 ac.
Parcel SP 21 - 12,	87,176 sq.ft.	2.00 ac.
Parcel SP 21 - 13,	9 sq.ft.	0.00 ac.
Parcel SP 21 - 14,	25,265 sq.ft.	0.58 ac.
Parcel SP 21 - 15,	909 sq.ft.	0.02 ac.
TOTAL HIGHLAND ACREAGE = 50.88 ac.		

Marsh - 1, 901,392 sq.ft. 20.69 ac.±
Marsh - 2, 8,416,631 sq.ft. 193.22 ac.±
Marsh - 3, 52 ac.±
TOTAL LOWLAND ACREAGE = 265.91 ac.±

N

SC GRID

LOCATION MAP (N.T.S.)

NOTES:

1.) THIS PLAT REPRESENTS A SURVEY BASED ON THE LISTED REFERENCES ONLY AND IS NOT THE RESULT OF A TITLE SEARCH.
2.) THIS PROPERTY LIES IN FLOOD ZONES X500, X & AE (NGVD) AS DETERMINED BY SCALING FROM F.I.R.M. BEFORE CONSTRUCTION AN APPROPRIATE BUILDING OFFICIAL WITH THE GOVERNING BODY SHOULD VERIFY ZONES.
3.) THE PRESENCE OR ABSENCE OF U.S. ARMY CORPS OF ENGINEERS AND/OR S.C. OCRM JURISDICTIONAL WETLANDS IS UNDETERMINED AS OF THE DATE OF THIS SURVEY.
4.) SEE SHEET 2 OF 3 FOR LINE AND CURVE DATA TABLES.

REFERENCES:

1.) PLAT BY JOHNSON – TROGDON SURVEYORS DATED 10/4/90
2.) PLAT BY GASQUE & ASSOCIATES, INC. DATED 5/22/97
3.) SCE&G DRAWING A-39427
4.) PLAT BY SOUTH CAROLINA STATE PORTS AUTHORITY DATED MARCH 1991
5.) PLAT BY FORSBERG ENGINEERING & SURVEYING, INC. DATED 8/9/89

LEGEND	
■ CMO	CONCRETE MONUMENT FOUND
● IO (5RB)	IRON OLD (SIZE & TYPE NOTED)
O	PROPERTY CORNER
▲	MEANDER POINT
	CRITICAL MARSH

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA IN THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

S.C. Minimum Standards Certification

I, F. Elliotte Quinn, III, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

F. Elliotte Quinn, III, R.L.S.
S.C. Registration Number 10292

Date: / /

This is not a true valid copy of this document unless bearing an original signature and a raised embossed seal of the surveyor.

SOUTH CAROLINA III NUNUS ELLIOTTE REGISTERED PROFESSIONAL LAND SURVEYOR REG. No. 12292 STATE OF SOUTH CAROLINA

THOMAS & HUTTON ENGINEERING CO. No. COA2185 CERTIFICATE OF AUTHORIZATION

PORT ROYAL
PORT ROYAL
BEAUFORT COUNTY, S.C.

400 200 100 50 0 100

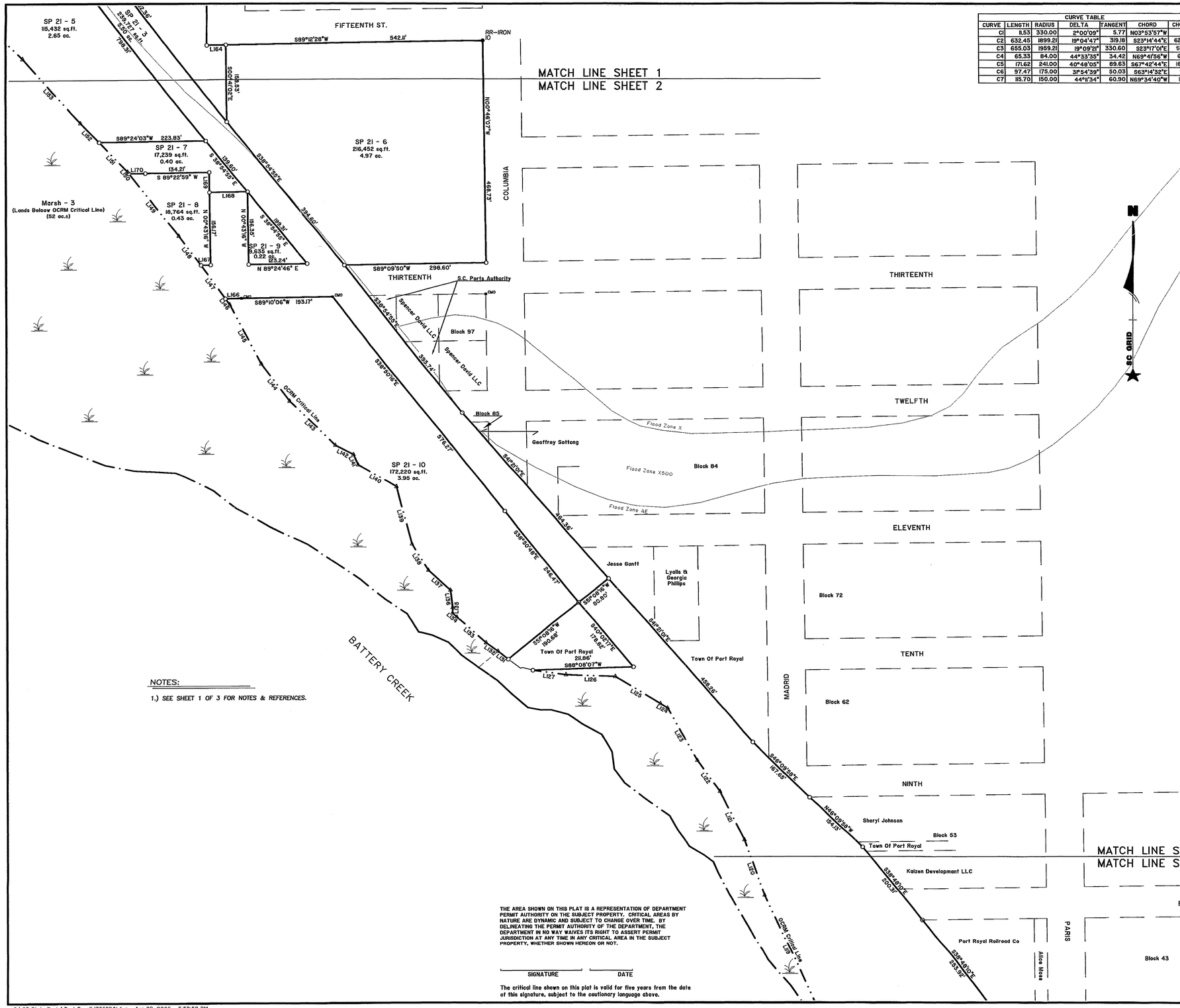
THOMAS & HUTTON ENGINEERING CO.
935 HOUSTON NORTHCUTT BOULEVARD
MOUNT PLEASANT, SC 29464 (843)849-0200
SAVANNAH, GA • MYRTLE BEACH, SC

PLAT OF 50.88 ACRES OF HIGHLAND AT SOUTH CAROLINA STATE PORTS AUTHORITY PORT ROYAL

JOB NO:	J- 17652
DATE:	01/11/06
DRAWN:	JMM
REVIEWED:	
CHECKED:	
SCALE:	1" = 100'

SHEET 1 OF 3

DRAWING NO: D- 2005



NOTES:

1.) SEE SHEET 1 OF 3 FOR NOTES & REFERENCES.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA IN THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD
C1	11.53	330.00	2°00'09"	5.77	N03°53'57"W	11.53
C2	632.45	1899.21	19°04'47"	319.18	S23°14'44"E	629.53
C3	655.03	1959.21	19°09'21"	330.60	S23°17'01"E	651.98
C4	65.33	84.00	44°33'35"	34.42	N69°41'56"W	63.69
C5	171.62	241.00	40°48'05"	89.63	S67°42'44"E	168.02
C6	97.47	175.00	31°54'39"	50.03	S63°14'32"E	96.21
C7	115.70	150.00	44°11'34"	60.90	N69°34'40"W	112.85

LINE TABLE		
LINE	LENGTH	BEARING
L1	51.97	S06°12'23"W
L2	75.67	S48°59'05"E
L3	64.96	S68°25'12"E
L4	43.30	S85°46'58"E
L5	77.89	N72°50'01"E
L6	20.18	S05°00'43"E
L7	69.46	N31°44'48"E
L8	35.25	N61°58'39"E
L9	14.66	S20°54'18"E
L10	66.64	S76°51'35"E
L11	36.34	S88°41'25"E
L12	33.81	S18°33'17"W
L13	28.19	N70°50'59"E
L14	33.06	S13°20'20"E
L15	39.93	S89°24'22"E
L16	76.58	N80°57'18"E
L17	42.29	S32°56'15"E
L18	68.28	S33°56'30"E
L19	54.53	S02°29'12"W
L20	28.15	S5F°45'11"W
L21	24.09	S35°18'45"E
L22	45.10	S55°48'33"E
L23	23.12	N70°28'33"E
L24	29.10	S42°34'12"E
L25	96.85	S34°34'07"E
L26	33.77	S76°37'03"W
L27	6.27	S12°52'27"E
L28	9.58	S12°23'49"E
L29	2.13	S05°43'07"E
L30	1.48	N88°5'06"E
L31	13.97	N88°15'40"E
L32	29.56	S24°36'00"E
L33	1.28	N83°13'39"E
L34	26.19	N38°05'1"E
L35	4.00	N67°4'14"W
L36	16.54	N20°20'54"W
L37	92.70	N02°28'17"W
L38	46.82	N03°34'13"W
L39	84.23	N01°16'41"W
L40	23.82	N23°12'05"W
L41	4.84	S60°22'26"W
L42	56.76	N68°53'58"W
L43	70.98	N64°27'43"W
L44	36.39	N55°26'31"W
L45	44.20	N64°00'24"W
L46	33.73	N62°10'50"W
L47	25.61	N26°32'26"W
L48	58.21	N3F°26'36"E
L49	21.81	S26°44'39"E
L50	23.48	S75°14'01"E
L51	39.10	S58°24'28"E
L52	108.74	S62°37'47"E
L53	45.80	S83°31'01"E
L54	23.75	N66°45'48"E
L55	63.80	N49°54'55"W
L56	60.41	N15°18'45"W
L57	79.33	N55°13'25"W
L58	2.04	S15°24'14"E
L59	56.73	S53°26'02"W
L60	65.09	S88°23'52"W
L61	50.13	N56°58'44"W
L62	18.95	N35°55'16"W
L63	31.32	S02°51'41"W
L64	31.67	S05°53'38"E
L65	58.47	S24°47'33"W
L66	64.49	S82°23'32"W
L67	41.80	S7F°24'00"W
L68	12.35	N89°14'16"W
L69	17.47	N69°53'40"W
L70	99.67	N36°03'14"W
L71	86.13	N84°24'00"W
L72	40.64	S44°34'42"W
L73	39.06	S00°30'58"E
L74	50.04	S39°21'46"E
L75	62.50	S59°52'27"E
L76	56.42	S43°49'36"E
L77	38.07	S13°57'23"E
L78	23.13	S20°17'53"W
L79	28.76	S40°41'17"W
L80	35.08	N38°03'52"W
L81	38.91	N3F°27'3"W
L82	28.61	N53°17'52"W
L83	35.82	S74°32'09"W
L84	38.40	S3F°05'50"W
L85	48.05	S07°09'49"W
L86	29.26	N83°03'26"W
L87	46.66	S00°24'23"E
L88	15.15	S63°4F'23"W
L89	39.22	N20°06'2F"W

LINE TABLE		
LINE	LENGTH	BEARING
L90	21.41	S3F°49'05"W
L91	56.97	S20°22'18"E
L92	48.79	S39°27'59"E
L93	12.90	S8F°35'47"W
L94	61.03	N68°10'46"W
L95	L21	N12°27'35"E
L96	7.07	N69°15'02"W
L97	25.15	N7F°52'0F"W
L98	17.26	S89°57'58"W
L99	11.49	N44°02'19"W
L100	20.73	N83°10'15"W
L101	13.46	N89°32'5F"W
L102	66.88	N7F°3F'24"W
L103	21.99	N52°06'3F"W
L104	17.01	N56°06'20"W
L105	11.53	N12°17'35"W
L106	14.11	N79°10'46"W
L107	14.68	N42°37'08"W
L108	17.72	N52°26'08"W
L109	13.05	N37°22'12"W
L110	15.88	N73°2F'40"W
L111	15.96	N45°57'53"W
L112	30.81	N74°00'1W"W
L113	15.78	N40°29'5W"W
L114	7.45	N5F°46'39"W
L115	510.76	N56°04'50"W
L116	184.03	N48°24'37"W
L117	242.08	N43°29'14"W
L118	176.00	N50°37'35"W
L119	251.51	N25°18'00"W
L120	126.39	N19°53'36"W
L121	116.27	N26°15'19"W
L122	80.30	N36°13'34"W
L123	126.18	N29°3F'15"W
L124	17.27	N59°08'28"W
L125	110.70	N59°08'28"W
L126	103.91	N87°47'46"W
L127	64.17	N83°17'38"W
L131	27.17	N52°07'41"W
L132	30.64	N54°25'07"W
L133	81.43	N49°08'19"W
L134	12.67	N46°35'23"W
L135	12.38	N02°34'38"E
L136	37.65	N06°54'41"W
L137	61.90	N48°06'46"W
L138	65.67	N3F°32'34"W
L139	122.86	N19°09'2W"W
L140	93.67	N59°27'55"W
L141	23.74	N24°05'16"W
L142	43.11	N63°18'55"W
L143	135.04	N45°57'1W"W
L144	99.11	N35°5F'0W"W
L145	137.72	N28°40'54"W
L146	15.35	N36°43'02"W
L147	86.05	N36°43'02"W
L148	77.62	N36°43'02"W
L149	171.27	N37°33'40"W
L150	4.54	N37°33'40"W
L151	86.02	N43°49'17"W
L152	56.48	N43°49'17"W
L153	180.67	N42°16'22"W
L154	127.08	N47°12'0F"W
L155	26.92	N46°36'56"W
L162	50.57	N77°06'50"E
L163	60.00	N76°17'40"E
L164	40.00	S89°12'26"W
L165	8.16	S89°26'46"W
L166	33.85	S89°09'50"W
L167	20.34	N89°24'46"E
L168	80.00	N89°16'44"E
L169	43.44	N00°43'16"W
L170	34.44	S89°22'59"W
L171	4.69	N00°35'39"W
L172	39.63	S89°14'56"W
L173	66.24	N00°20'32"W
L174	13.20	S88°52'2F"W
L175	40.00	S88°52'2F"W
L176	103.55	S00°24'35"E
L177	78.94	S89°27'26"W
L178	66.00	S00°46'07"E
L179	26.94	N89°13'53"E
L180	100.00	N00°46'07"W
L181	80.00	S89°13'53"W
L182	6.67	S87°54'35"W
L183	30.24	N89°13'53"E
L184	20.01	N87°03'44"E
L185	57.15	S0F°08'54"E
L186	12.57	S38°00'16"W

S.C. Minimum Standards Certification

I, F. Elliotte Quinn, III, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

F. Elliotte Quinn, III, R.L.S. Date: / /
S.C. Registration Number 10292

This is not a true valid copy of this document unless bearing an original signature and a raised embossed seal of the surveyor.

PROFESSIONAL SURVEYOR F. ELLIOTTE QUINN III REG. No. 10292 STATE OF SOUTH CAROLINA LAND SURVEYOR

CERTIFICATE OF AUTHORIZATION THOMAS & HUTTON ENGINEERING CO. No. C00285 STATE OF SOUTH CAROLINA

PORT ROYAL
PORT ROYAL
BEAUFORT COUNTY, S.C.

400 200 0 100 200 400

THOMAS & HUTTON ENGINEERING CO.
935 HOUSTON NORTHCUTT BOULEVARD
MOUNT PLEASANT, SC 29464 (843)849-0200
SAVANNAH, GA • MYRTLE BEACH, SC

PLAT OF 50.88 ACRES OF HIGHLAND AT SOUTH CAROLINA STATE PORTS AUTHORITY PORT ROYAL

JOB NO:	J- 17652
DATE:	01/11/06
DRAWN:	JMM
REVIEWED:	
CHECKED:	
SCALE:	1" = 100'

SHEET 2 OF 3

DRAWING NO: D- 2005

O:\SC State Ports\Port Royal\17652801.dwg - Aug 29, 2006 - 5:58:58 PM

MATCH LINE SHEET 2
MATCH LINE SHEET 3

Sheryl Johnson
Town Of Port Royal
Block 53
Kaizen Development LLC
Port Royal Railroad Co
Alice Moss
EIGHTH
PARIS
LONDON
Block 43
SEVENTH
Block 36
Vanessa Wurman
Edwin Pike Jr
Carl B. Angle Trustee
Paula Edgerly
Paula Edgerly
W. Pike, Jr. & W. Hodge
Mary Henrianne Bogan
Marsh - 1
(Lands Below OCRM Critical Line)
(20.69 ac.±)
Marsh - 2
(Lands Below OCRM Critical Line)
(193.22 ac.±)
SP 21 - I
1,008,570 sq.ft.
23.15 ac.
SP 21 - I2
87,176 sq.ft.
2.00 ac.
SP 21 - I3
9 sq.ft.
0.00 ac.
SP 21 - I4
25,265 sq.ft.
0.58 ac.
SP 21 - I5
909 sq.ft.
0.02 ac.
OCRM Critical Line
BATTERY CREEK
Detail (N.T.S.)
Town Of Port Royal
SC GRID
N

NOTES:

1.) SEE SHEET 1 OF 3 FOR NOTES & REFERENCES.
2.) SEE SHEET 2 OF 3 FOR LINE AND CURVE DATA TABLES.

THE AREA SHOWN ON THIS PLAT IS A REPRESENTATION OF DEPARTMENT PERMIT AUTHORITY ON THE SUBJECT PROPERTY. CRITICAL AREAS BY NATURE ARE DYNAMIC AND SUBJECT TO CHANGE OVER TIME. BY DELINEATING THE PERMIT AUTHORITY OF THE DEPARTMENT, THE DEPARTMENT IN NO WAY WAIVES ITS RIGHT TO ASSERT PERMIT JURISDICTION AT ANY TIME IN ANY CRITICAL AREA IN THE SUBJECT PROPERTY, WHETHER SHOWN HEREON OR NOT.

SIGNATURE _____ DATE _____

The critical line shown on this plat is valid for five years from the date of this signature, subject to the cautionary language above.

S.C. Minimum Standards Certification

I, F. Elliotte Quinn, III, a Registered Professional Land Surveyor in the State of South Carolina, certify to owner(s) shown hereon that this survey shown hereon was made in accordance with the requirements of the Minimum Standards Manual for the Practice of Land Surveying in South Carolina, and meets or exceeds the requirements for a Class A survey as specified therein.

F. Elliotte Quinn, III, R.L.S. Date: / /
S.C. Registration Number 10292

This is not a true valid copy of this document unless bearing an original signature and a raised embossed seal of the surveyor.

FREDERICK ELLIOTTE QUINN, III
PROFESSIONAL LAND SURVEYOR
No. 10292
STATE OF SOUTH CAROLINA

CAROLINA NOLVAZ MAPPING
THOMAS & HUTTON ENGINEERING, CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

PORT ROYAL
PORT ROYAL
BEAUFORT COUNTY, S.C.

400 200 100 50 0 100

THOMAS & HUTTON ENGINEERING CO.
935 HOUSTON NORTHCUTT BOULEVARD
MOUNT PLEASANT, SC 29464 (843)849-0200
SAVANNAH, GA • MYRTLE BEACH, SC

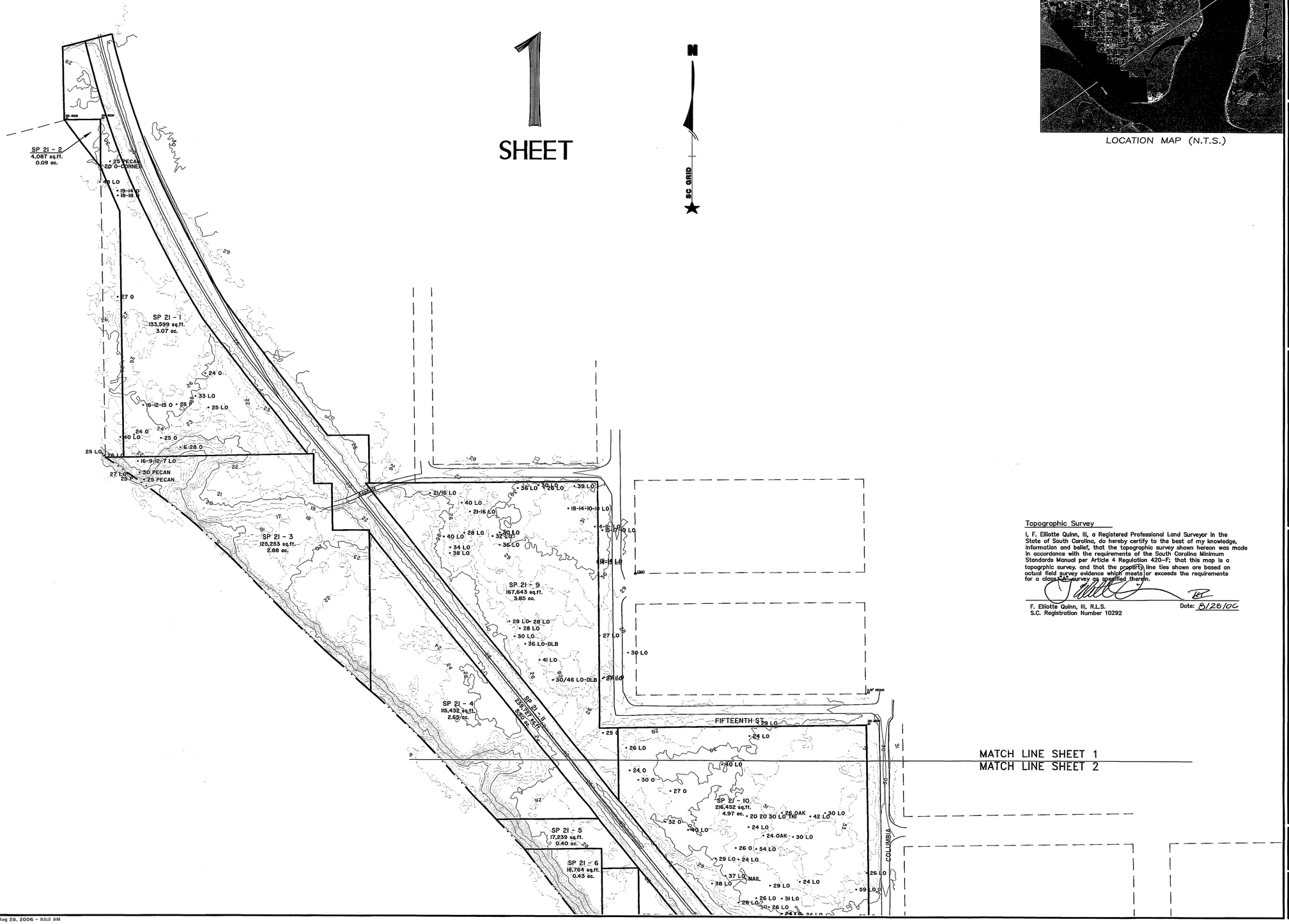
PLAT OF 50.88 ACRES OF HIGHLAND AT SOUTH CAROLINA STATE PORTS AUTHORITY PORT ROYAL

JOB NO:	J- 17652
DATE:	01/11/06
DRAWN:	JMM
REVIEWED:	
CHECKED:	
SCALE:	1" = 100'

SHEET 3 OF 3
DRAWING NO: D- 2005

O:\SC State Ports\Port Royal\17652B01.dwg - Aug 29, 2006 - 5:58:58 PM

1
SHEET



LOCATION MAP (N.T.S.)

Topographic Survey

I, F. Elliotte Quinn, III, a Registered Professional Land Surveyor in the State of South Carolina, do hereby certify to the best of my knowledge, information and belief, that the topographic survey shown hereon was made in accordance with the requirements of the South Carolina Minimum Standards Manual per Article 4 Regulation 420-F; that this map is a topographic survey, and that the property line ties shown are based on actual field survey evidence which meets or exceeds the requirements for a class [illegible] survey as specified therein.

F. Elliotte Quinn, III, R.L.S.
S.C. Registration Number 10292

Date: 8/28/06

SOUTH CAROLINA PROFESSIONAL LAND SURVEYOR — REG. No. 10292 — F. ELLIOTTE QUINN, III

SOUTH CAROLINA CERTIFICATE OF AUTHORIZATION — THOMAS & HUTTON ENGINEERING, CO. — No. C00285

PORT ROYAL
PORT ROYAL
BEAUFORT COUNTY, S.C.

400 200 100 50 0 100

THOMAS & HUTTON ENGINEERING CO.
935 HOUSTON NORTHCUTT BOULEVARD
MOUNT PLEASANT, SC 29464 (843)849-0200
SAVANNAH, GA • MYRTLE BEACH, SC

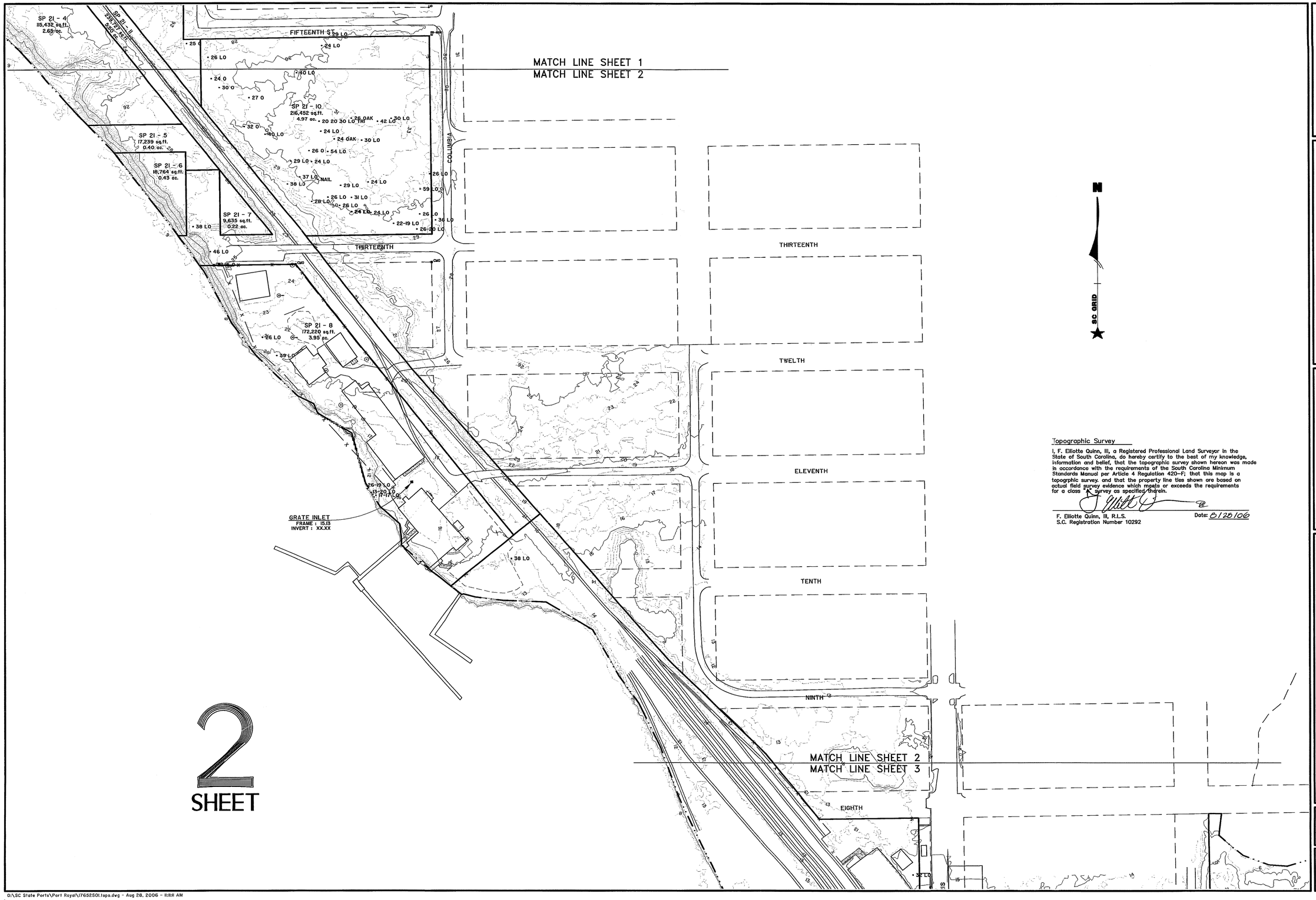
TOPOGRAPHICAL SURVEY OF 54.95 ACRES OF HIGHLAND AT SOUTH CAROLINA STATE PORTS AUTHORITY PORT ROYAL

JOB NO:	J- 17652
DATE:	01/11/06
DRAWN:	JMM
REVIEWED:	
CHECKED:	
SCALE:	1" = 100'

SHEET 1 OF 3

DRAWING NO: D- 2005

O:\SC State Ports\Port Royal\17652501.topo.dwg - Aug 28, 2006 - 8:51:11 AM



Topographic Survey

I, F. Elliotte Quinn, III, a Registered Professional Land Surveyor in the State of South Carolina, do hereby certify to the best of my knowledge, information and belief, that the topographic survey shown hereon was made in accordance with the requirements of the South Carolina Minimum Standards Manual per Article 4 Regulation 420-F; that this map is a topogrphic survey, and that the property line ties shown are based on actual field survey evidence which meets or exceeds the requirements for a class A survey as specified therein.

F. Elliotte Quinn, III, R.L.S.
S.C. Registration Number 10292

Date: 01/20/06

SOUTH CAROLINA III QUINN
PROFESSIONAL LAND SURVEYOR
REG. No. 10292
THOMAS F. ELLIOTTE
SOUTH CAROLINA REGISTERED
THOMAS & HUTTON ENGINEERING, CO.
No. C00285
CERTIFICATE OF AUTHORIZATION

PORT ROYAL
PORT ROYAL
BEAUFORT COUNTY, S.C.

400 200 100 50 0 100

THOMAS & HUTTON ENGINEERING CO.
935 HOUSTON NORTHCUTT BOULEVARD
MOUNT PLEASANT, SC 29464 (843)849-0200
SAVANNAH, GA• MYRTLE BEACH, SC

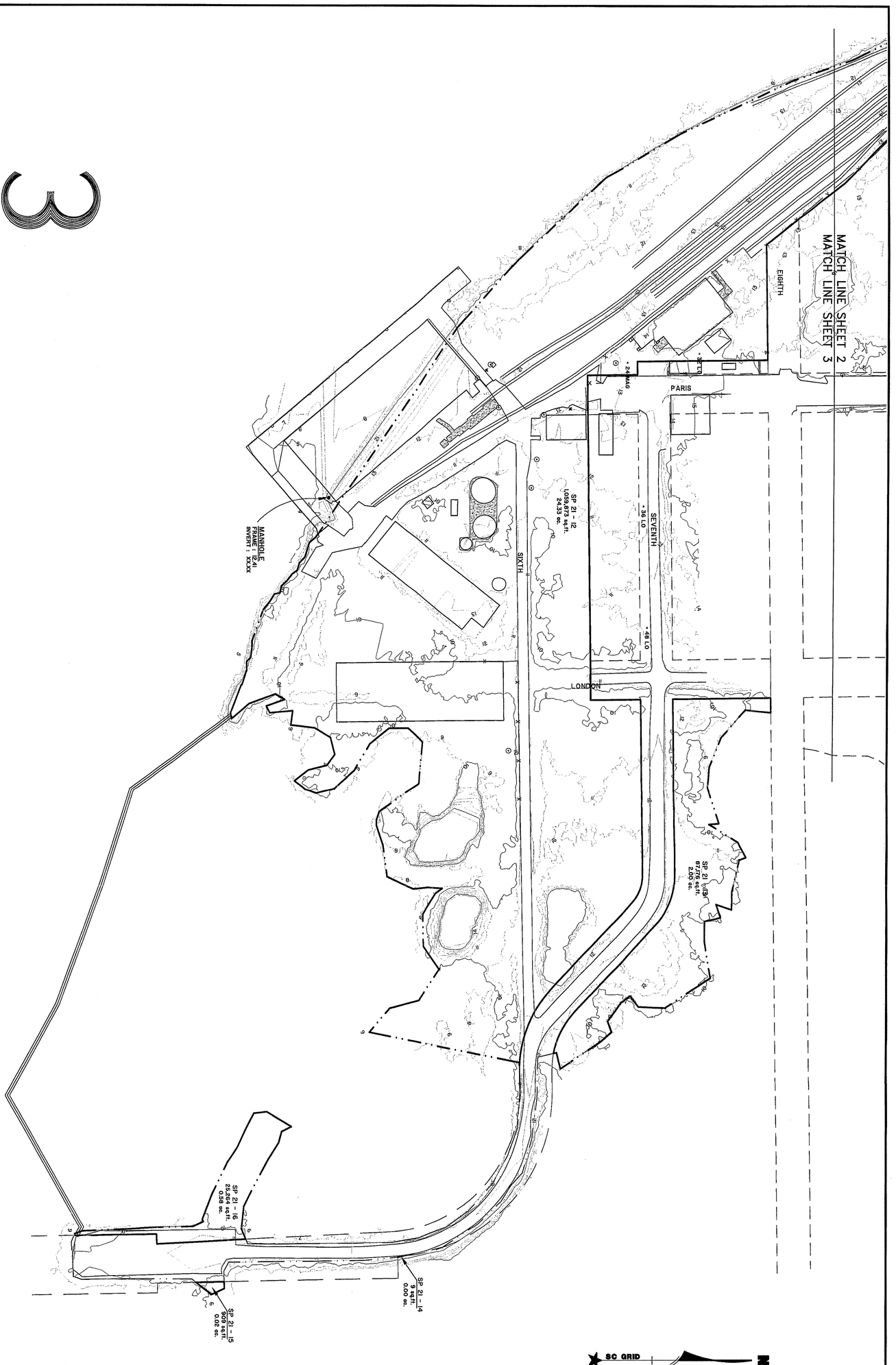
TOPOGRAPHICAL SURVEY OF 54.95 ACRES OF HIGHLAND AT SOUTH CAROLINA STATE PORTS AUTHORITY PORT ROYAL

JOB NO:	J- 17652
DATE:	01/11/06
DRAWN:	JMM
REVIEWED:	
CHECKED:	
SCALE:	1" = 100'

SHEET 2 OF 3

DRAWING NO: D- 2005

2
SHEET



SHEET 3

Topographic Survey

I, F. Elliotte Quinn, III, a registered Professional Land Surveyor in the State of South Carolina, do hereby certify to the best of my knowledge, information and belief, that the topographic survey shown hereon was made in accordance with the requirements of the South Carolina Minimum Standards Manual per Article 4 Regulation 420-F; that this map is a topographic survey; and that the property lines shown are based on actual field surveys and that the accuracy obtained meets the requirements for a class A survey as specified therein.

Date: 8/23/06

F. Elliotte Quinn, III, P.L.S.
S.C. Registration Number 10292

DLSC: State Ports\Final Report\758280.lwsx/Fig - Aug 28, 2006 - 11:58 AM

JOB NO:	J-7582
DATE:	08/28/06
DRAWN:	MM
REVIEWED:	
CHECKED:	
SCALE:	1" = 100'

SHEET 3 OF 3
DRAWING NO: D-2005

TOPOGRAPHICAL SURVEY OF 54.95 ACRES OF HIGHLAND AT SOUTH CAROLINA STATE PORTS AUTHORITY PORT ROYAL

THOMAS & HUTTON ENGINEERING CO.
935 HOUSTON NORTHCUTT BOULEVARD
MOUNT PLEASANT, SC 29464 (843)849-0200
SAVANNAH, GA • MYRTLE BEACH, SC

PORT ROYAL
PORT ROYAL
BEAUFORT COUNTY, S.C.

100 0 50 100 200 400

THOMAS & HUTTON ENGINEERING, CO. No. C00285 CERTIFICATE OF AUTHORIZATION
SOUTH CAROLINA REG. No. 10292 PROFESSIONAL LAND SURVEYOR F. ELLIOTTE QUINN III

S&ME

April 27, 2005

Mr. Todd Theodore
Wood and Partners, Inc.
P.O. Box 23949
Hilton Head, South Carolina 29925

Reference: **Phase I Environmental Site Assessment**
Port Royal Port Facility
Port Royal, South Carolina
S&ME Project No. 1134-05-201

Dear Mr. Theodore:

S&ME, Inc. (S&ME) has completed a Phase I Environmental Site Assessment (ESA) for the referenced property located in Port Royal, South Carolina. Our services were authorized by your acceptance of our proposal No. 34-04-145 dated October 11, 2004. The attached report includes the results of our review of the public record for the site, our observations of site conditions and a summary of environmental conditions based on this information and these observations.

This report presents an assessment of existing and past environmental conditions at the site based on available information reviewed and site conditions identified at the time of our evaluation. Should conditions at the site change or differ from the conditions detailed in this report, we should be contacted to review the changes and amend our report as needed.

Based on this Phase I ESA, S&ME found evidence of *recognized environmental conditions* in connection with the subject property.

- Based on the historical presence of an oil house located adjacent to the railroad depot and an office, it is considered a *recognized environmental condition.* The building is no longer present, but spills and leaks of the oil may have occurred during its existence.

- The 1912 Sanborn Map identified the Tidewater Fertilizer and Storage Co. located in the location of Building 601. A 25 horsepower gas engine was used at the facility. It is unknown if any fertilizer products were produced or stored at the facility and if any spills

S&ME, Inc.
620 Wando Park Boulevard
Mt. Pleasant, South Carolina 29464

(843) 884-0005
(843) 881-6149 fax
www.smeinc.com

or leaks of gas used by the engine occurred. Based on the historical use of the site, it is considered a *recognized environmental condition.*

- The 1924 Sanborn Map identified a portion of the wooden dock located adjacent to what is now Building 601 was labeled oil dock. As it is unknown if any spills or leaks occurred while operated as an oil dock, it is considered a *recognized environmental condition.*

- The small shed containing a used oil tank, miscellaneous 55-gallon drums and 5-gallon buckets of oil/lubricants. Stains and spills were observed within the concrete bermed containment. Based on the exposure to the elements on one side of the shed, the containment could fill up with water and spill over onto the surrounding soils and for this reason it is considered a *recognized environmental condition.*

- Two monitoring wells were observed on the terminal property. It is unknown the reason for the monitoring wells; however, the monitoring wells would not likely exist if there were not reason for concern to the environment; therefore, they are considered *recognized environmental conditions.*

- Two 280-gallon ASTs containing used oil were observed on the seafood facility. Pans situated underneath or adjacent to the ASTs catch leaks associated with ASTs. Additionally, a 55-gallon drum of an unknown substance was observed adjacent to this AST. Staining was observed near the 55-gallon drum. Based on the ease of the pans to overflow during inclement weather conditions and the staining near the 55-gallon drum, the ASTs and 55-gallon drum are considered *recognized environmental conditions.*

- A 10,000-gallon diesel AST fuels a dispenser on the dock located on the seafood processing property. Based on interviews with the Port Royal Fire Department, minor incidents have occurred while fueling the boats at the dock. Based on the presence of the AST and its proximity to Battery Creek, it is considered a *recognized environmental condition.*

- In Building 630, the seafood processing structure, two forklifts were observed with minimal staining beneath them on the concrete surface near a trench drain within the building. Due to the proximity of the leaking petroleum products from the forklifts to the trench drains, the forklifts are considered *recognized environmental conditions.*

We appreciate the opportunity to be of service on this project. Please contact us if you have any questions or need any further information regarding the information contained in this report.

Sincerely,

S&ME, Inc.

Jill A. Bishop
Environmental Scientist

Chuck Black
Senior Reviewer

Phase I Environmental Site Assessment

Port Royal Port Facility
Port Royal, South Carolina
S&ME Project No. 1134-05-201

Prepared For:

Wood + Partners, Inc.
P.O. Box 23949
Hilton Head, South Carolina 29925

Prepared By:

S&ME, Inc.
620 Wando Park Boulevard
Mt. Pleasant, SC 29464

April 27, 2005

Table of Contents

1.0 Summary 1

2.0 Introduction 3
- 2.1 Purpose 3
- 2.2 Scope of Services 3
- 2.3 Significant Assumption 5
- 2.4 Limitations and Exceptions 5
- 2.5 Special Terms, Conditions and Reliance 6

3.0 Site Description 7
- 3.1 Location and Description 7
- 3.2 Site and Vicinity Characteristics 7
- 3.3 Current Uses of Subject Property 7
- 3.4 Structures, Roads and Other Improvements On-Site 7
- 3.5 Current Uses of Adjoining Properties 8

4.0 User Provided Information 10
- 4.1 Title Records 10
- 4.2 Environmental Liens 10
- 4.3 Specialized Knowledge 10
- 4.4 Valuation Reduction for Environmental Issues 10
- 4.5 Owner, Property Manager, and Occupant Information 10
- 4.6 Reason for Performing Phase I 11
- 4.7 Other 11

5.0 Records Review 12
- 5.1 Standard Environmental Record Sources 12
- 5.2 Additional Environmental Record Sources 13
- 5.3 Physical Setting Sources 14
  - 5.3.1 Review of Topographic Map 14
  - 5.3.2 Regional Hydrogeology and Geology 15
- 5.4 Historical Use Information on the Property 16
  - 5.4.1 Review of Aerial Photographs 16
  - 5.4.2 Sanborn Fire Insurance Maps 17
  - 5.4.3 Other Historical Resources 19
- 5.5 Historical Use of Adjoining Properties 20

6.0 Site Reconnaissance 21
- 6.1 Methodology and Limiting Conditions 21
- 6.2 General Site Setting 21
  - 6.2.1 Current Uses of the Property 21
  - 6.2.2 Past Uses of the Property 21
  - 6.2.3 Current Uses of Adjoining and Surrounding Properties 22

1.0 Summary

S&ME, Inc. has completed a Phase I Environmental Site Assessment (ESA) for the site located in Port Royal in Beaufort County, South Carolina. Our services were authorized by Wood and Partners, Inc. through acceptance of our proposal No. 34-04-145 dated October 11, 2004. This Summary is intended as an overview of the Phase I ESA, for the convenience of the reader. The complete report must be reviewed in its entirety prior to making decisions regarding this site.

The subject property is located on the southwestern portion of Port Royal bordering Battery Creek, in Beaufort County, South Carolina. The site is generally comprised of light industrial, commercial and vacant properties.

We contracted Environmental Data Resources, Inc. (EDR) to conduct an environmental database search of the subject property and the surrounding area. A portion of the subject property (Port Royal Seafood, Inc.) was listed on the databases reviewed. Seven additional sites were listed on state or federal environmental databases within the ASTM-specified search distances. However, based on their proximity to the subject property and their current regulatory status, they are not considered *recognized environmental conditions.*

Interviews with government officials (Fire Department) revealed that they have record of multiple ammonia gas leaks and reacted to the fire that occurred at the ice manufacturing facility at the seafood processing property. Minor incidents have been reported for minor fuel spills (overflowing gas tanks) at the dock located at the seafood processing property.

Based on this Phase I ESA, S&ME found evidence of *recognized environmental conditions* in connection with the subject property.

- Based on the historical presence of an oil house located adjacent to the railroad depot and an office, it is considered a *recognized environmental condition.* The building is no longer present, but spills and leaks of the oil may have occurred during its existence.

- The 1912 Sanborn Map identified the Tidewater Fertilizer and Storage Co. located in the location of Building 601. A 25 horsepower gas engine was used at the facility. It is unknown if any fertilizer products were produced or stored at the facility and if any spills or leaks of gas used by the engine occurred. Based on the historical use of the site, it is considered a *recognized environmental condition.*

- The 1924 Sanborn Map identified a portion of the wooden dock located adjacent to what is now Building 601 was labeled oil dock. As it is unknown if any spills or leaks occurred while operated as an oil dock, it is considered a *recognized environmental condition.*

- The small shed containing a used oil tank, miscellaneous 55-gallon drums and 5-gallon buckets of oil/lubricants. Stains and spills were observed within the concrete bermed

6.2.4 Past Uses of Adjoining and Surrounding Properties 23
6.2.5 Hydrologic, and Topographic Conditions....23
6.2.6 General Description of Roads and Structures....23
6.2.7 Potable Water Supply and Sewage Disposal System 24
6.3 Site Observations....24

7.0 Interviews....30
7.1 Interview with Others 30
7.2 Interview with Site Manager 31
7.3 Interview with Occupants....32
7.4 Interview with Local Government Officials 32
7.5 Interview with Others 32

8.0 Findings....33

9.0 Opinions....36

10.0 Conclusions....39

11.0 Deviations....41

12.0 Additional Services 42

13.0 References....43

14.0 Qualifications of Environmental Professionals....44

15.0 Signatures of Environmental Professionals....45

Appendices

I Figures, Ownership Information
II Historical Research Documentation
III EDR Database Report
IV Photographs
V Resumes of Environmental Professionals
VI Contract

containment. Based on the exposure to the elements on one side of the shed, the containment could fill up with water and spill over onto the surrounding soils and for this reason it is considered a *recognized environmental condition.*

- Two monitoring wells were observed on the terminal property. It is unknown the reason for the monitoring wells; however, the monitoring wells would not likely exist if there were not reason for concern to the environment; therefore, they are considered *recognized environmental conditions.*

- Two 280-gallon ASTs containing used oil were observed on the seafood facility. Pans situated underneath or adjacent to the ASTs catch leaks associated with ASTs. Additionally, a 55-gallon drum of an unknown substance was observed adjacent to this AST. Staining was observed near the 55-gallon drum. Based on the ease of the pans to overflow during inclement weather conditions and the staining near the 55-gallon drum, the ASTs and 55-gallon drum are considered *recognized environmental conditions.*

- A 10,000-gallon diesel AST fuels a dispenser on the dock located on the seafood processing property. Based on interviews with the Port Royal Fire Department, minor incidents have occurred while fueling the boats at the dock. Based on the presence of the AST and its proximity to Battery Creek, it is considered a *recognized environmental condition.*

- In Building 630, the seafood processing structure, two forklifts were observed with minimal staining beneath them on the concrete surface near a trench drain within the building. Due to the proximity of the leaking petroleum products from the forklifts to the trench drains, the forklifts are considered *recognized environmental conditions.*

2.0 Introduction

2.1 Purpose

The purpose of this Phase I ESA was to identify, to the extent feasible following the processes described herein, *recognized environmental conditions* in connection with the subject property. This Phase I ESA was completed in accordance with our understanding of the guidelines set forth in ASTM E 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.*

ASTM defines a *recognized environmental condition* as the "presence or likely presence of hazardous substances or petroleum products on the property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into the structures on the property or into the ground, groundwater, or surface water of the property." The term does not include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of enforcement action if brought to the attention of appropriate governmental agencies.

2.2 Scope of Services

This Phase I ESA consists of four components; records review, site reconnaissance, interviews and report preparation.

Task 1 - A review of reasonably ascertainable and practically reviewable public records for the site and the immediate vicinity was conducted to characterize environmental features of the site and to identify past and present land use activities, on or in the vicinity of the site, which may indicate a potential for *recognized environmental conditions*. The review of the public record included:

1. Examination of available regulatory records regarding past, present, and pending enforcement actions and investigations at the subject property and within the immediate vicinity.

2. Examination of one or more of the following resources: aerial photographs, fire insurance maps, street directories and topographic maps of the site and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products.

Task 2 - A site reconnaissance was performed to identify visual signs of past or existing contamination on or adjacent to the site, and to evaluate any evidence found in the review of public records that might be indicative of activities resulting in hazardous substances or petroleum products being used or deposited on the site. The site reconnaissance included the following activities:

1. A visual reconnaissance of the site was performed to observe signs of spills, stressed vegetation, buried waste, underground or above ground storage tanks, subsidence, transformers, or unusual soil discoloration which may indicate the possible presence of contaminants on the properties. Adjacent properties were observed from the subject property.

2. The periphery of the property was viewed and a drive-by survey of areas within an approximate one-mile radius of the subject site was conducted.

3. Areas of the site were photographed to document the current use(s) of the property as well as significant conditions such as unusually discolored soil, stressed vegetation, or other significant features associated with the property.

Task 3 - Interviews with appropriate local officials were conducted to consider any local knowledge of hazardous substances or petroleum products on the subject property or on adjacent properties. In addition, the current property owner was interviewed regarding his knowledge of any hazardous substances or petroleum products on the subject property or on adjacent properties.

Task 4 - The collected data were evaluated, and this report was prepared.

This assessment did not include sampling of any materials, or address specific regulatory programs such as asbestos, lead-based paint, regulatory compliance, industrial hygiene, health/safety, ecological resources, wetland determination or indoor air quality.

2.3 Significant Assumption

The slope of the water table under static conditions (no pumping interference) often approximates the land surface topography in the geologic province in which the subject property is located. Thus, the movement of groundwater is assumed to be in approximately the same direction as that of the topographic slope.

2.4 Limitations and Exceptions

The findings of this report are applicable and representative of conditions encountered at the subject property on the date of this evaluation, and may not represent conditions at a later date. Materials and information used for this project were obtained by S&ME from "reasonably ascertainable" and "practically reviewable" sources in compliance with our understanding of the standards set forth by ASTM E 1527-00. The review of public records was limited to information that was available to us at the time this report was prepared. Interviews with knowledgeable people and local and state government authorities were limited to those people whom we were able to contact during the preparation of this report. We presume information obtained from the public records and from interviews is reliable. However, S&ME cannot warrant or guarantee that the information provided is complete or accurate. In the event responses requested from public agencies are provided to us following the submittal of our report, they will be forwarded to the client in the form received for evaluation by the client. Portions of the site are asphalt paved and developed with structures preventing the observation of the underlying soils in those areas. Several areas of the subject property (including the interior of Building 632) could not be accessed and are considered limiting conditions. The user did not provide a chain-of-title for the property.

Although this report generally satisfies ASTM E 1527-00, these results are not a guarantee or warranty that no environmental conditions exist, or that the property is free from all contamination. The opinions presented in this report are based on findings derived from a site reconnaissance, a review of specified regulatory records and historical sources, and comments made by interviewees.

2.5 Special Terms, Conditions and Reliance

This report is provided for the use of our client, Wood and Partners, Inc. Use of and reliance on the report by any additional parties will be such parties' risk, and S&ME disclaims liability for any use or reliance by other parties. The client may request, in writing, additional reports naming another party or parties as addressee(s), or otherwise entitling the party or parties to rely on this report. Such requests for additional addressees shall include the name and addresses of the additional addressee and any suggested wording the additional addressee wishes S&ME to consider for inclusion in the report. S&ME shall have sole discretion in (1) approving client's request for issuance of reports to additional addressees, and (2) incorporating in our report any additional wording or deletions requested by the additional addressees.

Any additional addressees' use and reliance on the report will be subject to the same rights, obligations, and limitations imposed on the client by our Agreement for Services. However, the total liability of S&ME to all addressees of the Phase I ESA shall be limited to the remedies and amounts as provided in the Agreement for Services Form (AS-931) as a single contract. The additional addressees' use and reliance on the report shall signify the additional addressees' agreement to be bound by the proposal and contract that make up the agreement between S&ME and the client.

3.0 Site Description

3.1 Location and Description

The subject property is located on the southwestern portion of Port Royal, in Beaufort County, South Carolina. The subject property is comprised of multiple parcels of land currently identified by the Beaufort County Assessor's Office. The approximate location of the site (Figure 1) and a portion of the tax map (Figure 2) are included in Appendix I.

3.2 Site and Vicinity Characteristics

The subject property is located in an area generally comprised of light industrial, commercial and residential properties.

3.3 Current Uses of Subject Property

Portions of the subject property are developed as a port facility, warehouse, seafood processing facility, vacant building and vacant properties.

3.4 Structures, Roads and Other Improvements On-Site

The Port Royal Terminal Property can be accessed through a gate via Paris Avenue; however, the roads did not appear to be labeled on the terminal property. The terminal property is surrounded by chain link fence. Two large single-story concrete warehouses are located on the property as well as a dry-stack boat storage building. Additionally, three large above ground storage tanks (ASTs) and associated electrical buildings are situated on the property. Battery Creek is located directly adjacent to the subject property to the south and southwest. A private water supply well is situated adjacent to the dry stack storage building and a small marina area is located on Battery Creek for the dry stack storage services. The subject property has municipal water and a pump station located northeast of the subject property provides sewer service.

The one-story warehouse property located just northwest of the gated area of the terminal property can be accessed by 8th Street. The warehouse is separated from the railroad tracks adjacent to the property to the southwest by a chain link fence. The subject property has municipal water and sewer service.

The seafood processing facility can be accessed via 11th Street. The facility has an open parking area for a restaurant and retail seafood store located on the property. Portions of the property are surrounded by a chain link fence. A gravel driveway accesses the remaining buildings located on the northern portion of the property. Multiple one-story buildings are located on the property. A large building (Building 627) housing the restaurant, warehouse and retail seafood store is located on the southernmost portion of the property. A former ice production building and processing building (Building 630) are located north of Building 627. Further north are buildings 629, 631 and 632. A dock accessing Battery Creek is located adjacent to the facility. The subject property has municipal water and sewer service.

The former South Carolina Department of Health and Environmental Control (SCDHEC) building can be accessed by 13th Street. Battery Creek and associated marshland border the property to the west. The property can only be accessed through a locked chain link fence.

Decommissioned railroad tracks extend northwest across the undeveloped sites. Several foot paths are located on the undeveloped parcels. A paved parking area is located on the southern portion of the undeveloped parcels.

3.5 Current Uses of Adjoining Properties

The Port Royal terminal property is bordered to the north by vacant, residential and light commercial properties. Saltwater marshland border the property to the east and Battery Creek borders the property to the south and west.

The warehouse property is bordered to the north and east by commercial properties. Railroad tracks border the property to the south and west with the port terminal beyond.

The seafood facility property is bordered to the north by residential properties and the former SCDHEC building property. Residential properties border the subject property to the east and southeast. Battery Creek and associated marshland border the seafood facility to the south and west.

The former SCDHEC building property is bordered to the north by a vacant property, to the east by residential properties, south by the seafood processing facility and west by Battery Creek and associated marshland.

The undeveloped subject parcels are bound to the north by Highway 802. The Pender Brothers, Inc. Plumbing, Welding, and HVAC Company (Pender Brothers) is located east of the northern most undeveloped parcel. Penske Truck Rental operates in conjunction with the Pender Brothers Facility. A cellular communications tower owned by American Tower is located south of the Pender Brothers facility and east of the northern most undeveloped parcel. Private residences border the parcels to the east as well. The Port Royal Port Facility is located adjacent to the south of the undeveloped parcels. Battery Creek and associated marshlands border the subject parcels to the west. Two residential parcels are located between two of the undeveloped parcels.

4.0 User Provided Information

4.1 Title Records

Chain-of Title for the subject property was not provided to S&ME. According to information reviewed from the Beaufort County Courthouse, South Carolina States Ports Authority currently owns the subject parcels. General property ownership information obtained from the Beaufort County Assessors Office is located in Appendix I.

4.2 Environmental Liens

The user of this report (Wood and Partners, Inc.) did not indicate that there were any environmental liens or use restrictions for the subject property.

4.3 Specialized Knowledge

The user provided no specialized knowledge regarding the subject property.

4.4 Valuation Reduction for Environmental Issues

The user did not indicate that there was a valuation reduction for environmental issues.

4.5 Owner, Property Manager, and Occupant Information

Interviews are included in Section 7.

4.6 Reason for Performing Phase I

The purpose of this Phase I ESA is to identify, to the extent feasible pursuant to ASTM E 1527-00, *recognized environmental conditions* in connection with the property. The ASTM Standard Practice E 1527-00 defines "good commercial and customary practice for conducting an environmental site assessment of a parcel of commercial real estate with respect to the range of contaminants within the scope of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and to petroleum products." This practice is intended to satisfy one of the requirements to qualify for the "innocent landowner defense" to CERCLA liability.

4.7 Other

The user provided Redevelopment Study Base Maps and a South Carolina Ports Authority (SCPA) Port Royal Terminal Base Map of the subject property.

5.0 Records Review

5.1 Standard Environmental Record Sources

S&ME contracted Environmental Data Resources, Inc. (EDR) to conduct an environmental search and prepare a Site Assessment Report compiling federal and state environmental database information from the regulatory records of the United States Environmental Protection Agency (USEPA) and the State of South Carolina. The purpose of the EDR Field Check™ Report was to identify environmental sites and activities within a radius of potential concern from the subject property, as outlined by ASTM E 1527-00. The following table lists databases included in the search. The EDR report, including detailed descriptions of the databases, is included in Appendix III.

Regulatory Databases Searched

DATABASE	AGENCY	RELEASE DATE	SEARCH RADIUS
FEDERAL ASTM STANDARD			
NPL	US EPA	2-3-05	1 mile
Proposed NPL	US EPA	2-3-05	1 mile
CERCLIS	US EPA	4-6-05	½ mile
CERC-NFRAP	US EPA	4-6-05	¼ mile
CORRACTS	US EPA	2-25-05	1 mile
RCRIS-TSD	US EPA	4-1-05	½ mile
RCRA-Generators	US EPA	4-1-05	¼ mile
ERNS	US EPA	3-24-05	Target Property
STATE ASTM STANDARD			
SHWS	SCDHEC	12-10-05	1 mile
SWLF	SCDHEC	3-24-05	½ mile
LUST	SCDHEC	4-13-05	½ mile
UST	SCDHEC	4-14-05	¼ mile
VCP	SCDHEC	8-9-04	½ mile

**ASTM Supplemental* databases searched are listed in the attached EDR report

The subject property (Pier 21) was identified on the orphan summary of databases reviewed. A total of eight separate sites were identified in the EDR report within the specified search distances on the federal and state databases reviewed. The following table identifies the recorded sites:

Database Listed Facility

Facility Name	Location, Distance & Direction	Database Listing	Comments
Parris Island Marine Corps	Parris Island 0.83 miles southeast	DOD	Department of Defense.
Port Royal Seafood Inc.	1111 11th Street Target Property	LUST, UST	A total of three USTs have been abandoned at the site. Two releases have been associated with this site. Release #1 – confirmed on 5/12/92 and received NFA status on 9/1/92. Release #2 – confirmed on 2/13/97 and received NFA status on 6/30/98.
Charleston Coca Cola Bottling	2301 S. Ribaut Road 0.39 miles north	GWCI, UST	Three USTs have been abandoned at the site. A petroleum release was confirmed at the site on 3/25/92 and is currently ranked a 3BA by the SCDHEC.
Bay Beverage Distributers	2310 Ribaut Road 0.40 miles north-northeast	UST	A single gasoline UST was abandoned.
Vera P. Gollihugh Dev	2415 S. Ribaut Road 0.41 miles north-northeast	UST	Three USTs have been abandoned. No petroleum release appears to be associated with this site.
Port Royal Exxon Service	2002 Ribaut Road 0.48 miles north-northeast	UST	Three USTs are currently in use. Kerosene and used oil USTS have been abandoned. No petroleum release appears to be associated with this site.
Pantry 295	1810 S. Ribaut Road 0.48 miles north	UST	Three 10,000-gallon gasoline USTs are registered at this facility. No petroleum release appears to be associated with this site.
Battery Marina Village	102 Marina Boulevard 0.89 miles northeast	LUST	A petroleum release was confirmed on 8/4/93 and is currently ranked a 3AC by the SCDHEC.

*NFA = "no further action" status issued by the SCDHEC

The South Carolina Department of Health and Environmental Control (SCDHEC) prioritizes active LUST sites using a Risk Based Corrective Action (RBCA) Site Priority Classification System. Sites are ranked on a scale of 1 to 5, with 1 being the highest. The letters following ranking (e.g., 3BF) give additional information (depth to groundwater, locations of sensitive receptors, etc.).

5.2 Additional Environmental Record Sources

We also reviewed state and federal environmental databases available on the internet and on our in-house copies of SCDHEC UST and LUST databases. The following site was discovered during review:

- Bay Beverage Distributors – A petroleum release was confirmed at this site (off site property) on 11/10/94 and no further action granted on 10/20/98.

A search of the Environmental Protection Agency (EPA) Envirofacts database (http://maps.epa.gov/enviromapper) was conducted. Review of the Envirofacts database resulted in the identification of additional facilities of potential concern in the immediate vicinity of the proposed project.

- Port Royal Oil Company, Inc. – Underground storage tanks have been registered at this site.
- Ribaut Road Site – Underground storage tanks have been registered at this site.
- General Warehouse Company, Inc. - Underground storage tanks have been registered at this site.
- Hammond Hull Company – A voluntary clean-up contract has been established for this site.
- Port Royal Terminal property designated as Port of Port Royal, Inc., Coastal Aggregate Port Royal, Hydro Agri North America, Inc., and SC States Port Authority Port Royal – Multiple air permits and 401 certifications for wetland permits have been completed for the subject property.

5.3 Physical Setting Sources

5.3.1 Review of Topographic Map

S&ME reviewed the United States Geological Survey (USGS) 7.5-minute series topographic map (Beaufort and Parris Island Quadrangles dated 1958 and 1956, respectively and photo revised 1979) to examine the topography and drainage of the subject property and vicinity. Structures and railroad tracks located on the subject property are depicted on the map. The surface elevation of the site is approximately 5 to 15 feet above mean sea level (MSL). The surrounding area is generally developed land with commercial and residential properties. Based on a review of this map, the

groundwater flow in the direct vicinity of the subject property appears to flow in a southwesterly direction toward Battery Creek.

5.3.2 Regional Hydrogeology and Geology

Beaufort County is located in the lower coastal plain Physiographic province of South Carolina. Pliocene and Pleistocene age units consisting of sands, silts and clays, to a depth of 30 feet below land surface (bls), overlie the Parachucla and Marks Head marls of the Hawthorne Formation which extend to a depth of approximately 80 feet below existing grade. Beneath the Hawthorne Group lies the Cooper Group of the Oligocene Age. The Cooper group acts as the primary confining layer to the surficial aquifer. The groundwater in the surficial aquifer normally occurs in unconfined (water table) conditions, as is the case at the subject site. Topographic features such as tidal creek tributaries, wetlands and marshes control the surface contours and flow directions of the surficial aquifer.

The major source of groundwater recharge to the surficial aquifer is the infiltration of surface water, which leaves this aquifer exposed to contamination from surficial spills. The overall water quality of this aquifer is considered poor and is generally used for irrigation and sewage purposes, and not human consumption. The Cooper Group serves as the confining layer between the surficial aquifer and the Floridian Aquifer that underlies the Hawthorne Formation. The Floridian Aquifer system is composed of an upper unit of fossiliferous, calcitized, moderately indurated limestone, argillaceous limestone, and marl (Hussein, 1985). This aquifer is one of the principal sources of drinking water in the region.

The EPA action level for radon is four picocuries per liter (4 pCi/L). The action level is the concentration at which occupants may be affected by radon and building owners must initiate appropriate measures to decrease radon levels. The subject property is located in an area predicted to have average indoor radon levels of less than 2pCi/L (picocuries per liter) based on USEPA data for Beaufort County; however, local phosphate rock (once stored on the property) contains naturally occurring uranium-238 and radium-226, according to the Florida Institute of Phosphate Research. The decay of radium-226 produces radon gas.

5.4 Historical Use Information on the Property

5.4.1 Review of Aerial Photographs

Aerial photographs were reviewed to observe previous conditions and development of the subject property, as well as immediately adjacent properties. We reviewed aerial photographs from the University of South Carolina, the South Carolina Department of Natural Resources (www.dnr.state.sc.us/), and the United States Geological Survey (USGS) aerial photos (www.terraserver.com) dated 1951, 1965, 1972, 1979, 1994 and 1999. The aerial photographs were reviewed to examine past land use of the subject property and vicinity. The following is a summary of the aerial photograph review:

- In the 1951 aerial photograph, a large warehouse appears to be located on the subject property adjacent to Battery Creek on the terminal property. It appears that marshland is located northeast of the building. The railroad tracks which border the subject properties are visible. The Blue Channel Corporation seafood packing facility is located where what is currently the Port Royal Seafood Inc. facility. Portions of what are currently the vacant properties to the north appear to be cleared of some vegetation. The adjacent properties to the south appear to be developed while the properties to the north of the subject property appear to be primarily wooded.

- In the 1965 aerial photograph, the terminal property appears to have expanded and portions of the marshland filled to the east and northeast. The seafood packing facility appears relatively unchanged and the northern vacant properties appear primarily vegetated. Additional development of the adjacent properties appears to have been completed north and northwest of the terminal property.

- In the 1972 aerial photograph, it appears that an access road (Sands Beach Road) has been constructed to the northeast of the terminal property to access what is now the

Sands recreational area. The remainder of the subject property appears relatively unchanged.

- In the 1979 aerial photograph, it appears that the warehouse located northwest of the gated entrance to the terminal property is present.

- In the 1994 aerial photograph, the terminal property appears to be more developed with the construction of a building to the east of the main warehouse on the property. Additionally, the large ASTs appear to be located on the property. The boardwalk at the Sands beach area is present to the east of the terminal property.

- In the 1999 aerial photograph, the second large warehouse is now located on the terminal property northeast of the large warehouse. The smaller building observed in the 1994 aerial photograph remains present and the dry stack building is not constructed as of yet. The remainder of the subject property appears somewhat similar to current conditions.

Copies of the aerial photographs are located in Appendix II.

5.4.2 Sanborn Fire Insurance Maps

Available Sanborn Fire Insurance Maps were ordered from EDR. Based on their research, Sanborn Map coverage of the area comprising the subject property is available in maps dated 1924, 1942 and 1958; however, additional maps dated 1899, 1905 and 1912 were identified on the Charleston County Public Library website www.ccpl.org. The following is a summary of the Sanborn Map review:

- The 1899 Sanborn map showed only what is known today at the Port Royal Terminal property of the entire subject property. The map depicts the Charleston and Western Carolina (C&WC) Railroad and the C&WC Railroad warehouse and shipping dock. It appears that in addition to the warehouse, a shipping shed was located adjacent to

Battery Creek (Beaufort River). Evidently hoists were used to load and off-load ships. It appears that coal was used as the fuel for the hoists. North of the warehouse was an additional warehouse which stored coal and phosphate. It appears that the coal was loaded onto a conveyor to be used by the hoists. Northeast of the coal and phosphate warehouse was the location of the railroad depot and offices. An oil house appears to be located just north of the offices.

- The 1905 Sanborn map appears similar to the 1899 Sanborn map with the exception of the warehouse which stored coal and phosphate now only stores coal.

- In the 1912 Sanborn map, the Tidewater Fertilizer and Storage Co. is now located in the southern portion of the C&WC Railroad warehouse. Based on the map, it appears that a 25 horsepower engine fueled by gas was used at the facility. The coal storage warehouse to the north now is labeled a coal platform.

- In the 1924 Sanborn map, the Tidewater Fertilizer and Storage Co. is not depicted on the map. A portion of the wooden dock located adjacent to the C&WC Railroad warehouse is labeled oil dock. The building formerly labeled oil house located adjacent to the railroad depot and offices is no longer present. The coal platform is now labeled coal pile.

- In the 1942 Sanborn map, the C&WC Railroad warehouse and dock appears to be a significantly smaller building. No additional changes were apparent at the terminal property; however, the seafood processing property is now developed and called the Blue Channel Corporation – Crab Meat Packers. A dock was constructed to access Battery Creek. Multiple buildings are associated with the facility. A boiler room is designated, but based on the information provided, it appears that coal is used for fuel.

- In the 1958 Sanborn map, the Port Royal terminal property appears generally the same as the 1942 map. An additional dock was constructed at the seafood processing facility

to the north. Based on the scale of the map (closer views could not be obtained), it could not be determined if any additional fuel was used on the premises other than coal.

5.4.3 Other Historical Resources

The SC Ports Authority provided a copy of a book called the History of the South Carolina State Ports Authority. This book provided an entire chapter including the history of the Port Royal Port facility. In addition, the Port Royal website www.portroyal.org history.htm provided supplementary historical information. Evidently, in 1514, the first landing to Port Royal was by a Spanish explorer Pedro de Salazar. The French (Jean Ribaut) were next to land in 1562 followed by more Spaniards, English, Dutch and Scots. During the colonial period, although an official port of entry was established, the planters found it more advantageous to ship their goods through Charleston. The port received its first railroad in 1869, when the Port Royal Railroad was established and as a result the town was incorporated in 1874. When phosphate deposits were found in the 1870s and 1880s, a booming phosphate trade began.

The SC Port Authority's (SCPA) involvement officially began in 1942, when the SCPA's legislation authorized the development of the Beaufort-Port Royal harbor as one of the state's three official ports. Beginning in 1945, multiple requests were made to the U.S. Army Corps of Engineers (USACOE) to dredge the channel to the port to a deeper depth (24-30 feet). After multiple denials, in 1955, the dredging of the channel was approved and began in 1956 and called for a 500-foot wide channel at 27 feet deep. Facility construction at the terminal commenced in 1957 and was officially dedicated in October 1958.

In July 1960, the Port Royal Shipping Company opened for business to load and discharge cargoes at the new port; however, the port was not able to attract significant business during the first decade of operation. In 1963, the SCPA leased a portion of the property to the Home Building Corporation of Sedalia, Missouri for the construction of prefabricated houses for export. The growth of the port was hindered by the channel depth and lack of navigational facilities. In 1968, the SCPA leased the facility and Pier 21 to the Port Royal Clay Company to export kaolin clay which was mainly used for the production of clay coated (glossy) paper.

Additionally, the warehouse adjacent to the terminal was leased to the Seaboard Coast Line. After 15 years of operation, the SCPA leased the property to the Port of Port Royal, Inc. in 1984 for the shipping of pulp, paper products and kaolin clay. In 1984, the Seaboard Line System, Inc. received permission from the Federal Railroad Administration to abandon the 25-mile spur from Port Royal to Yemassee. This decision impacted the terminal operations, since most of the cargo was moved by rail.

In 1987, the SCPA provided the town of Port Royal with a portion of land to the east for public waterfront access including a park, beach and recreational area known as the Sands. In return, a portion of four streets was to be turned over to the SCPA to provide the port with a fenced property line and an area for the port to add another warehouse and floating dock.

In 1988, the SCPA purchased approximately 5.6 acres from the Blue Channel Corporation to create a tourist-oriented section of the waterfront near 11th Street.

Multiple photographs were included in the book provided by the SCPA. One of the photographs dated in 1987 depicted a water tower on the terminal property located north of Building 601, the main warehouse adjacent to Pier 21.

The historical information is included in Appendix II.

5.5 Historical Use of Adjoining Properties

Adjoining properties have generally been comprised of residential properties, woodlands and light commercial tracts. Commercial businesses have been constructed throughout the years on Paris Avenue.

6.0 Site Reconnaissance

A site reconnaissance was conducted on April 18, 2005 to observe the current uses of the subject property, adjoining properties and properties in the surrounding area, as well as the topographic conditions of the property and the surrounding area. Photographs were taken of various portions of the subject property to document existing conditions. Copies of these photographs are included in Appendix IV of this report.

6.1 Methodology and Limiting Conditions

The subject property was observed by walking accessible areas of the site and visually observing adjacent properties. At the time of the site visit, S&ME could not access the interior of one of the buildings (Building 632) on the seafood processing property. Portions of the site are developed by structures preventing the observation of the underlying soils in those areas.

6.2 General Site Setting

The subject property is located in an area generally comprised of residential and commercial areas.

6.2.1 Current Uses of the Property

Portions of the subject property are developed as a port facility, warehouse, seafood processing facility, vacant building and vacant properties.

6.2.2 Past Uses of the Property

The past uses of the subject property have primarily been vacant, marshland, commercial or light industrial uses.

6.2.3 Current Uses of Adjoining and Surrounding Properties

The Port Royal terminal property is bordered to the north by vacant, residential and light commercial properties. Saltwater marshlands border the property to the east and Battery Creek borders the property to the south and west.

The warehouse property is bordered to the north and east by commercial properties. Railroad tracks border the property to the south and west with the port terminal beyond.

The seafood facility property is bordered to the north by residential properties and the former SCDHEC building property. Residential properties border the subject property to the east and southeast. Battery Creek and associated marshlands border the seafood facility to the south and west.

The former SCDHEC building property is bordered to the north by a vacant property, to the east by residential properties, south by the seafood processing facility and west by Battery Creek and associated marshlands.

The undeveloped subject parcels are bounded to the north by Highway 802. The Pender Brothers, Inc. Plumbing, Welding, and HVAC Company (Pender Brothers) is located east of the northern most undeveloped parcel. Penske Truck Rental operates in conjunction with the Pender Brothers Facility. A cellular communications tower owned by American Tower is located south of the Pender Brothers facility and east of the northern most undeveloped parcel. Private residences border the parcels to the east as well. The Port Royal Port Facility is located adjacent to the south of the undeveloped parcels. Battery Creek and associated marshlands border the subject parcels to the west. Two residential parcels are located between two of the undeveloped parcels.

6.2.4 Past Uses of Adjoining and Surrounding Properties

Site observations did not reveal previous operations of adjoining properties that are different from their current uses (see Section 5.5 for historical use of adjoining properties).

6.2.5 Hydrologic and Topographic Conditions

Topographic information was not provided by the user. However, the topography of the subject property is relatively level, with a mild, downward slope to the southwest towards Battery Creek. Based on this topographic relationship, it appears groundwater in the direct vicinity of the subject property would migrate towards the Battery Creek. Area hydrogeologic conditions were not confirmed during the site reconnaissance. No confirmation of groundwater conditions was made during the site visit.

6.2.6 General Description of Roads and Structures

The Port Royal Terminal Property can be accessed through a gate via Paris Avenue; however, the roads did not appear to be labeled on the terminal property. The terminal property is surrounded by chain link fence. Two large single-story concrete warehouses are located on the property as well as a dry-stack boat storage building. Additionally, three large above ground storage tanks (ASTs) and associated electrical buildings are situated on the property. Battery Creek is located directly adjacent to the subject property to the south and southwest. A private water supply well is situated adjacent to the dry stack storage building and a small marina area is located on Battery Creek for the dry stack storage services. The subject property has municipal water and a pump station located northeast of the subject property provides sewer service. The one-story warehouse property located just northwest of the gated area of the terminal property can be accessed by 8th Street. The warehouse is separated from the railroad tracks adjacent to the property to the southwest by a chain link fence. The subject property has municipal water and sewer service.

The seafood processing facility can be accessed via 11th Street. The facility has an open parking area for a restaurant and retail seafood store located on the property. Portions of the property are surrounded by a chain link fence. A gravel driveway accesses the remaining buildings located on the northern portion of the property. Multiple one-story buildings are located on the property. A large building (Building 627) housing the restaurant, warehouse and retail seafood store is located on the southernmost portion of the property. A former ice production building and processing building (Building 630) are located north of building 627. Further north are Buildings 629, 631 and 632. A dock accessing Battery Creek is located adjacent to the facility. The subject property has municipal water and sewer service.

The former South Carolina Department of Health and Environmental Control (SCDHEC) building can be accessed by 13th Street. Battery Creek and associated marshland border the property to the west. The property can only be accessed through a locked chain link fence.

Decommissioned railroad tracks extend northwest across the undeveloped sites. Several foot paths are located on the undeveloped parcels. A paved parking area is located on the southern portion of the undeveloped parcels.

6.2.7 Potable Water Supply and Sewage Disposal System

A water supply well is located south of the dry-stack storage building located on the terminal property. Municipal water and sewer service are available to the subject property.

6.3 Site Observations

Port Royal Port Terminal

S&ME walked the Port Royal Terminal property with Mr. Tony Pesavento, the Terminal Operations Supervisor. S&ME met Mr. Pesavento at Building 609, the terminal office. This building is the second building on the left after entering the gates of the terminal. This building is used for administrative purposes.

Adjacent to Building 609 is Building 607, a maintenance shed. The maintenance shed houses materials used for the general upkeep of the terminal. Multiple drums of used oil and oil filters are located within the maintenance shed. Additional 55-gallon drums and 5-gallon buckets of miscellaneous substances were located within the shed. No evidence of staining was noted at the time of the site visit. A forklift was observed in the shed with minimal staining on the concrete surface beneath. An above ground oil/water separator is located adjacent to the structure to the west. A 5-gallon bucket of oil skimmed from the surface is located underneath the OWS. The water from the OWS drains to the sanitary sewer.

A wooded area is located adjacent to Building 609 to the east. Based on interviews with site personnel, surface water drains to this area and also acts as a buffer area between the residential properties to the north of the site.

Multiple railroad tracks enter the property from the northwest. The western portion of the terminal property is the former location of a building. Based on interviews with site personnel, the building stored urea, an additive in fertilizer. The building has since been removed and the vacant area is used as a staging area for granite and limestone. To the south is the location of Building 601 and Pier 21. At the time of the site visit, a McAllister's Towing tug boat was moored at the pier. The pier is used for the shipping and receiving of cement which is piped from the ship directly to Building 601, a cement warehouse, and railroad tracks parallel the building to the south and north. Calcium nitrate is piped from the ships via underground piping into two large 900,000-gallon above ground storage tanks (ASTs) situated north-northeast of Building 601. In addition, a 240-gallon diesel fuel AST is located on the elevated concrete area located adjacent to Building 601 on the northeastern side. The AST is used to fuel the front end loaders which load the cement into hoppers that distribute the cement into trucks leaving the facility. A drum of grease for the front end loaders was located adjacent to the AST. No leaks or staining associated with the AST or drum were observed at the time of the site visit. In addition, a fenced area housing an additional 240-gallon diesel fuel AST is located at the northern corner of Building 601. No leaks or staining were noted at the time of the site visit.

A marina is located southeast of Building 601. This marina is associated with the Port Royal Dry Stack Marina. Approximately 150 boats are stored in the dry-stack building located on the eastern portion of the subject property. According to site personnel, no petroleum products (gas/diesel) are located on the premises. Oil changes are conducted on the premises by a a third-party company that removes and disposes of the used oil. A hydraulic forklift used to transport the boats from the storage area to the marina is located on the property; however, no staining or leaks were observed at the time of the site visit. A water supply well was observed near the southwestern corner of the building. A vacant area is located to the east of the dry stack building for customer parking.

The area to the north of the dry stack building and associated parking is a vacant gravel area. Miscellaneous metal scraps and pieces were noted on the vacant area. A sewer pump station was located beyond to the north.

An additional concrete warehouse, similar to Building 601, is centrally located (northeast of Building 601) on the terminal property. This building serves the same function as Building 601. An additional 240-gallon diesel fuel AST is located near the northeastern corner of the building. No leaks or staining were noted at the time of the site visit. A trailer is located adjacent to the southwestern portion of the warehouse. This trailer is used for office purposes. Additionally, a former building pad was observed between the concrete warehouse and the dry stack building.

Just west of the northwestern corner of the second concrete warehouse is a large storage bin that according to site personnel has never been used. South of this bin is a small shed which houses a used oil tank and miscellaneous drums and buckets of oil/lubricants. The foundation of the shed is a concreted bermed containment. Stains and spills were located within the containment, but no evidence of spills or leaks were observed outside the containment area.

Three large ASTs are located northwest of the concrete warehouse. Calcium nitrate is housed in the two larger 900,000-gallon ASTs. Calcium nitrate is a common substance used in fertilizer. A smaller 89,000-gallon AST contains water. The two small concrete buildings (Building 602) located adjacent to the ASTs house electrical equipment for the mixing and pumping of the

liquids. A monitoring well is located west-northwest of the two larger ASTs. This well was installed in 1990; however, site personnel confirmed that the wells are periodically sampled, but were not aware of any additional information concerning the reason fir the wells or sampling. An additional monitoring well is located in the vacant area northwest of Building 601.

The adjacent properties appear to be primarily residential, vacant, Battery Creek or marshland associated with Battery Creek.

Charter Communications Warehouse

S&ME viewed the warehouse structure currently occupied by Charter Communications, Inc. a cable company. The southern portion of the warehouse is used for office purposes and the northern warehouse area is used for the storage of cable supplies including wire, cable, boxes and miscellaneous items. A forklift and a 5-gallon bucket of hydraulic fluid were observed within the facility. No leaks were observed at the time of the site visit.

Seafood Processing Area

Port Royal Seafood, Inc. and Seafood Market can be accessed by 11th Street and borders Battery Creek. A marina is located at the facility. Multiple fishing vessels can access the facility via the dock located southwest of the property. The vessels can be fueled at the dock with a dispenser located on the central portion of the dock. No apparent leaks or stains were noted at the time of the site visit.

Multiple buildings are associated with this facility. The southern portion of the southern-most building (Building 627) is used as a restaurant. The remaining portion is used for seafood sales and warehouse/storage purposes. Multiple cookers and propane tanks were located within the storage area. Additionally, multiple gas cans and batteries were located near the northern entrance door. Minimal staining from the gas cans was observed on the concrete surface. No additional leaks or stains were noted throughout the remaining warehouse. The northern-most portion of the building is used for retail sales of seafood.

Two semi-trailers, stationed northwest of the warehouse, are used for the production of ice. The ice

is piped to the dock for the fishing vessels to pack the fish. Ice was not being produced at the time of the site visit. A 55-gallon drum of an unknown substance was located underneath the ice-production trailers lying on its side and tied to a pallet. No apparent leaks or stains were noted at the time of the site visit.

North of the retail sales area is an approximate 280-gallon used oil AST for oil changes conducted on the boats and miscellaneous machinery. Beyond to the north is a 10,000-gallon diesel fuel AST located within a chain link fenced area. Petroleum is piped from the AST to the dock to fuel the vessels. No evidence of stains or leaks were observed at the time of the site visit. Additionally, a propane tank is located directly adjacent to the 10,000-gallon AST.

Directly adjacent to the AST to the east is the former ice production building. This building was previously damaged by fire and has since been vacant. A large ice storage structure is located within as well as ropes, old engine blocks, and multiple 55-gallon drums of lubricants. No evidence of staining was noted at the time of the site visit.

Adjacent to the former ice production building is the seafood processing building (Building 630). This building is divided into two areas. The southern-most area contains multiple tables set up for shrimp de-heading and other seafood processes. Two forklifts were observed in this area and minimal leaks were observed on the concrete surface beneath the forklifts located adjacent to a trench drain. A cooler area is located in this facility as well.

The southern portion of this processing building is used for softshell crab processing. Multiple tiers of pools are set up in this area housing the crabs. A 280-gallon used oil AST is located adjacent to the softshell crab processing area to the east. It appears that a pan catches leaks associated with the piping leading to the AST from an air compressor located within the processing area. An additional 55-gallon drum of an unknown substance was located adjacent to the AST lying on its side and tied to a pallet. Minimal staining was noted surrounding the drum.

Directly north of the processing building (Building 630) is Building 629, a maintenance shed. Multiple lubricants, aerosols, and miscellaneous items are located within the shed. It appears

that this building is used for the maintenance of the delivery vehicles. Staining was noted on the concrete surface of the shed. An unlabeled drum was located west of this building. No evidence of stains or leaks were observed at the time of the site visit.

An additional structure, Building 631, is located northwest of Building 630, the processing building. Building 631 is used for the packaging of the seafood. This building appeared very clean and included an office and freezer area. No evidence of environmental conditions were observed in association with this building.

Building 632, located west of Building 631, is the former cooler building. This building is no longer in use. The interior of the building could not be accessed at the time of the site visit, so it is unknown of any environmental conditions associated with the interior.

Multiple miscellaneous items including metal debris, an old forklift, netting and additional assorted items were located around the facility.

Former SCDHEC Building

The former South Carolina Department of Health and Environmental (SCDHEC) building is located on 13th Street and Battery Creek. The building was vacant and surrounded by a chain link fence. No apparent environmental conditions were noted at the time of the site visit.

Undeveloped Properties

The site is currently undeveloped and primarily wooded. S&ME did not observe any evidence of above ground or underground storage tanks on the undeveloped parcels. Some miscellaneous trash items (bottles, cans, scrap wood) were observed during the site reconnaissance. No stained or discolored soils, stressed or dying vegetation or other conditions of concern were observed onsite.

An abandoned monitoring well was observed on the Penske Brothers property. Additionally, several pole-mounted transformers are scattered about the residential neighborhood to the east of the undeveloped parcels.

7.0 Interviews

7.1 Interview with Owners

S&ME contacted a representative of the owner, Mr. David Shronce (843-745-6548). Mr. Schronce is the SCPA director of the Port Royal Terminal, Port of Georgetown and the Veterans Terminal in Charleston, SC. He has worked for the SCPA for approximately 10 years. Mr. Shronce was not aware of any significant environmental conditions with the site. He stated that the Port Royal terminal property was leased to Mr. Frank Peeples, the president of the Port Royal Clay Company, in 1968. He stated in 1968, the SCPA terminal property was leased to Peter Cotter, who operated the Port of Port Royal, Inc.

S&ME contacted Mr. Steve Connor, Director of Risk Management and Human Resources with the SCPA. Mr. Connor stated that the Port Royal Terminal facility operates approximately 2 diesel ASTs. He stated that there is a 280-gallon AST which holds waste oil in a containment area. He stated that there are large ASTs containing non-hazardous liquid fertilizer. He also stated that there are monitoring wells located on the property, but he was not aware as to why the monitoring wells were located on the property. He was not sure if the dry-stack boat storage facility housed any ASTs or USTs. He was not aware of any spills of any significance on the terminal property.

Additionally, Mr. Connor noted multiple tanks have been associated with the seafood property. Two 4,000-gallon diesel underground storage tanks (USTs) were excavated in May 1991 and received a no further action (NFA) in 1992 on the seafood property. Mr. Connor stated that a 10,000-gallon diesel AST was removed in December 1996 and received an NFA in 1998. Additionally, he stated that there is an active 10,000-gallon diesel double walled AST located on the property. He stated that he did not know of any spills associated with the tank. He noted that there are two 280-gallon ASTs housing used oil and multiple 55-gallon drums located on the property.

7.2 Interview with Site Manager

S&ME spoke with Mr. Tony Pesavento, the SCPA Port Royal Operations Supervisor. Mr. Pesavento stated that the Port Royal terminal began operations in 1958. Mr. Pesavento worked for the Port of Port Royal, Inc. for Mr. Peter Cotter from 1992 until 1995, when the SCPA took back the property. He stated that currently, the facility is used for bulk storage of cement that is brought in by ship and distributed by truck. The railroad on the terminal property was used for distribution until it was officially terminated in November 2003. Historically, the facility has handled lumber, paper products and kaolin clay which was mixed into a kaolin slurry which was used to make glossy paper.

Mr. Pesavento stated that oil changes are conducted on the site and the oil is either pumped out or transported for disposal when the 55-gallon drums are filled. He stated that multiple 240-gallon diesel ASTs are located on the property for the fueling of front-end loaders, forklifts and trucks.

He stated that the dry-stack storage area houses approximately 150 boats and they do not have any tanks associated with the property. He stated that there is a water supply well located at the facility, but the water is brackish.

Mr. Pesavento noted that the vacant portions of the terminal property located near London Street were formerly used for the storage of scrap metal, micah, feldspar, granite and limestone. Additionally, it was the former location of a concrete batch plant.

Mr. Pesavento noted that a gantry crane was formerly located on Pier 21 for lifting products from and to the ships docking at Pier 21. The gantry crane is no longer located at the pier.

He stated that the company operating the fertilizer storage area is called Yarra North America, Inc. based out of Tampa, Florida.

7.3 Interview with Occupants

Same as owner.

7.4 Interview with Local Government Officials

We contacted Chief Wilburn with the Port Royal District Fire department (843-525-7055), who has been with the Department for approximately 20 years. Chief Wilburn stated that they have record of multiple ammonia gas leaks and responded to a fire that occurred at the ice manufacturing facility at the seafood processing property. Minor incidents have been reported for minor fuel spills (overflowing gas tanks) at the dock located at the seafood processing property. Additionally, Chief Wilburn noted that no incidents of significance have occurred at the terminal property.

7.5 Interview with Others

S&ME spoke with Mr. Pete Smith, a manager for Charter Communications, Inc. (Charter). He gave S&ME a tour of the warehouse currently occupied by Charter. He stated that cable, boxes, and miscellaneous cable items are stored in the warehouse. He said that they have MSDS sheets for any chemicals they store including the hydraulic fluid observed in the warehouse. He was not aware of any spills associated with forklifts or hydraulic fluid.

S&ME spoke with Mr. Jim Pender of Pender Brothers. Mr. Pender stated that there are no aboveground storage tanks (ASTs) or underground storage tanks (USTs) currently located at his facility. Prior to his ownership of the property, fuel oil ASTs were located by the main building which have been removed.

8.0 Findings

The following findings of an environmental nature were identified during the Phase I ESA for the subject property:

1. The Port of Port of Port Royal, Inc., Coastal Aggregate Port Royal, Hydro Agri North America, Inc. and SC States Port Authority Port Royal were all identified while searching the EPA Envirosearch database.

2. The subject site is located in an area predicted to have average indoor radon levels of less than 2pCi/L (picocuries per liter) based on USEPA data for Beaufort County. Historical information indicate that phosphate rock was stored on the site. Locally mined phosphate rock contains naturally-occurring uranium-238 and radium-226 (which can produce radon gas).

3. The 1899 Sanborn Fire Insurance Map identified a warehouse which stored coal and phosphate located north of the current building labeled Building 601. An oil house was located adjacent to the railroad depot and an office located adjacent to what is now the warehouse used by Charter.

4. The 1912 Sanborn Map identified the Tidewater Fertilizer and Storage Co. located in the location of Building 601. A 25 horsepower gas engine was used at the facility.

5. The 1924 Sanborn Map identified a portion of the wooden dock located adjacent to what is now Building 601 was labeled oil dock.

6. The interior of Building 632 on the seafood processing building could not be accessed at the time of the site visit.

7. Multiple drums of oil and oil filters were observed within the maintenance shed (Building 607) on the terminal property. Additional 5-gallon buckets and 55-gallon drums of miscellaneous substances were observed. A forklift with minimal staining on the concrete surface beneath was observed. An above ground oil water separator is located adjacent to the structure to the west with a 5-gallon bucket of oil skimmed from the surface below.

8. Three 240-gallon diesel fuel ASTs were observed on the terminal property. A drum of lubricant grease was located adjacent to the AST located at Building 601.

9. The dry-stack facility conducts oil changes on the premises.

10. A small shed located west of the smaller concrete warehouse and near the three large ASTs on the terminal property contains a used oil tank, miscellaneous 55-gallon drums

and 5-gallon buckets of oil/lubricants. Stains and spills were observed within the concrete bermed containment.

11. Three large ASTs (2-900,000-gallon and 1-89,000-gallon) containing calcium nitrate and water are located on the terminal property.

12. Two monitoring wells were observed on the terminal property.

13. A hydraulic forklift and 5-gallon bucket of hydraulic fluid were observed within the Charter Communications warehouse.

14. The warehouse portion of Building 627 on the seafood processing facility houses multiple gas cans and batteries. Minimal staining from the gas cans was observed on the concrete surface.

15. A 55-gallon drum of an unknown substance was observed beneath the ice production trailers located on the seafood processing property.

16. Two 280-gallon ASTs containing used oil were observed on the seafood facility. Pans situated underneath or adjacent to the ASTs catch eaks associated with ASTs. Additionally, a 55-gallon drum of an unknown substance was observed adjacent to this AST. Staining was observed near the 55-gallon drum.

17. A 10,000-gallon diesel AST fuels a dispenser on the dock located on the seafood processing property. Based on the Port Royal Fire Department, minor incidents have occurred while fueling the boats at the dock.

18. An old engine block and multiple 55-gallon drums were observed within the former ice production building on the seafood processing property.

19. In Building 630, the seafood processing structure, two forklifts were observed with minimal staining beneath them on the concrete surface near a trench drain within the building.

20. In Building 629, the maintenance shed, multiple lubricants, aerosols, and miscellaneous items were stored. An unlabeled drum was located west of the building.

21. An old forklift and other miscellaneous items were observed on the seafood processing facility.

22. The Port Royal Seafood, Inc. was identified on the EDR report. A total of three USTs have been abandoned at the property. Two releases have been associated with this site and both have received NFA status.

23. Hammond Hull Company noted on the EDR orphan summary located on Lenore Drive is being addressed through the voluntary clean-up program through the SCDHEC.

24. Seven additional sites were identified on the regulatory databases within the specified search distances as noted in Section 5.1.

9.0 Opinions

S&ME offers the following opinions concerning our finding of potential environmental concern:

1. Based on the historical presence of an oil house located adjacent to the railroad depot and an office, it is considered a *recognized environmental condition.* The building is no longer present, but spills and leaks of the oil may have occurred during its existence.

2. The 1912 Sanborn Map identified the Tidewater Fertilizer and Storage Co. located in the location of Building 601. A 25 horsepower gas engine was used at the facility. It is unknown if any fertilizer products were produced or stored at the facility and if any spills or leaks of gas used by the engine occurred. Based on the historical use of the site, it is considered a *recognized environmental condition.*

3. The 1924 Sanborn Map identified a portion of the wooden dock located adjacent to what is now Building 601 was labeled oil dock. As it is unknown if any spills or leaks occurred while operated as an oil dock, it is considered a *recognized environmental condition.*

4. The small shed containing a used oil tank, miscellaneous 55-gallon drums and 5-gallon buckets of oil/lubricants. Stains and spills were observed within the concrete bermed containment. Based on the exposure to the elements on one side of the shed, the containment could fill up with water and spill over onto the surrounding soils and for this reason it is considered a *recognized environmental condition.*

5. Two monitoring wells were observed on the terminal property. It is unknown the reason for the monitoring wells; however, the monitoring wells would not likely exist if there were not reason for concern to the environment; therefore, they are considered *recognized environmental conditions.*

6. Two 280-gallon ASTs containing used oil were observed on the seafood facility. Pans situated underneath or adjacent to the ASTs catch leaks associated with ASTs. Additionally, a 55-gallon drum of an unknown substance was observed adjacent to this AST. Staining was observed near the 55-gallon drum. Based on the ease of the pans to overflow during inclement weather conditions and the staining near the 55-gallon drum, the ASTs and 55-gallon drum are considered *recognized environmental conditions.*

7. A 10,000-gallon diesel AST fuels a dispenser on the dock located on the seafood processing property. Based on interviews with the Port Royal Fire Department, minor incidents have occurred while fueling the boats at the dock. Based on the presence of the AST and its proximity to Battery Creek, it is considered a *recognized environmental condition.*

8. In Building 630, the seafood processing structure, two forklifts were observed with minimal staining beneath them on the concrete surface near a trench drain within the

building. Due to the proximity of the leaking petroleum products from the forklifts to the trench drains, the forklifts are considered *recognized environmental conditions.*

The following are not considered to be *recognized environmental conditions.*

1. The Port of Port of Port Royal, Inc., Coastal Aggregate Port Royal, Hydro Agri North America, Inc. and SC States Port Authority Port Royal were all identified while searching the EPA Envirosearch database. As these sites were listed as having 401 Certifications and air permits, these sites are considered findings.

2. While locally mined phosphate rock contains naturally-occurring uranium-238 and radium-226 which can produce radon gas, the warehouse that the phosphate was stored is no longer present; therefore, it is considered a finding.

3. The interior of Building 632 on the seafood processing building could not be accessed at the time of the site visit. As the building could not be accessed, it is considered a limiting condition.

4. The multiple drums of oil and oil filters, miscellaneous substances and staining beneath the hydraulic forklift were observed within the maintenance shed (Building 607) on the terminal property do not appear to pose a significant environmental threat to the site. Therefore, it is our opinion that these materials are considered a finding provided they are used, stored and disposed of properly.

5. Three 240-gallon diesel fuel ASTs were observed on the terminal property. A drum of lubricant grease was located adjacent to the AST located at Building 601. As no stains were observed surrounding the ASTs and drum of grease, the ASTs are considered a finding.

6. The dry-stack facility conducts oil changes on the premises; however, the company that performs the oil changes on site transports the oil for disposal. As oil is not stored on the premises, the site is considered a finding.

7. Three large ASTs (2-900,000-gallon and 1-89,000-gallon) containing calcium nitrate and water are located on the terminal property. As calcium nitrate is a common fertilizer ingredient, these ASTs are considered findings.

8. No spills or staining was observed in association with the hydraulic forklift and 5-gallon bucket of hydraulic fluid observed within the Charter Communications warehouse. The hydraulic fluid does not appear to pose a significant environmental threat to the site. Therefore, it is our opinion that this material is considered a finding provided it is used, stored and disposed of properly.

9. The gas cans and batteries observed in Building 627 do not appear to pose a significant environmental threat to the site. Therefore, it is our opinion that these materials are considered a finding provided they are used, stored and disposed of properly.

10. The 55-gallon drum of an unknown substance observed beneath the ice production trailers located on the seafood processing property does not appear to pose a significant environmental threat to the site. Therefore, it is our opinion that this material is considered a finding provided it is used, stored and disposed of properly.

11. The old engine block and multiple 55-gallon drums observed within the former ice production building on the seafood processing property do not appear to pose a significant environmental threat to the site. Therefore, it is our opinion that these materials are considered a finding provided they are used, stored and disposed of properly.

12. In Building 629, the maintenance shed, multiple lubricants, aerosols, and miscellaneous items do not appear to pose a significant environmental threat to the site. Therefore, it is our opinion that these materials are considered a finding provided they are used, stored and disposed of properly.

13. An old forklift and other miscellaneous items at the seafood processing area do not appear to pose a significant environmental threat to the site. Therefore, it is our opinion that these materials are considered a finding provided they are used, stored and disposed of properly.

14. Hammond Hull Company noted on the EDR orphan summary located on Lenore Drive is being addressed through the voluntary clean-up program through the SCDHEC. As this facility is located on Battery Creek, groundwater flow would most likely flow towards the creek and not in a southern direction toward the subject property. Based on its proximity, Hammond Hull Company is considered a finding.

15. The Port Royal Seafood, Inc. was identified on the EDR report. A total of three USTs have been abandoned at the property. Two releases have been associated with this site and both have received NFA status. Based on the current regulatory status, this site is considered a finding.

16. Based on their proximity to the subject property, the remaining sites listed on the regulatory databases are considered findings.

10.0 Conclusions

S&ME has performed a Phase I Environmental Site Assessment in general conformance with the scope and limitations of ASTM E 1527-00 of the referenced site located inside the city limits of Port Royal in Beaufort County, South Carolina. Any exceptions to or deletions from this practice are described in Section 2.4 of this report.

Based on this Phase I ESA, S&ME found evidence of *recognized environmental conditions* in connection with the subject property.

- Based on the historical presence of an oil house located adjacent to the railroad depot and an office, it is considered a *recognized environmental condition.* The building is no longer present, but spills and leaks of the oil may have occurred during its existence.

- The 1912 Sanborn Map identified the Tidewater Fertilizer and Storage Co. located in the location of Building 601. A 25 horsepower gas engine was used at the facility. It is unknown if any fertilizer products were produced or stored at the facility and if any spills or leaks of gas used by the engine occurred. Based on the historical use of the site, it is considered a *recognized environmental condition.*

- The 1924 Sanborn Map identified a portion of the wooden dock located adjacent to what is now Building 601 was labeled oil dock. As it is unknown if any spills or leaks occurred while operated as an oil dock, it is considered a *recognized environmental condition.*

- The small shed containing a used oil tank, miscellaneous 55-gallon drums and 5-gallon buckets of oil/lubricants. Stains and spills were observed within the concrete bermed containment. Based on the exposure to the elements on one side of the shed, the containment could fill up with water and spill over onto the surrounding soils and for this reason it is considered a *recognized environmental condition.*

- Two monitoring wells were observed on the terminal property. It is unknown the reason for the monitoring wells; however, the monitoring wells would not likely exist if there were not reason for concern to the environment; therefore, they are considered *recognized environmental conditions.*

- Two 280-gallon ASTs containing used oil were observed on the seafood facility. Pans situated underneath or adjacent to the ASTs catch leaks associated with ASTs. Additionally, a 55-gallon drum of an unknown substance was observed adjacent to this AST. Staining was observed near the 55-gallon drum. Based on the ease of the pans to

overflow during inclement weather conditions and the staining near the 55-gallon drum, the ASTs and 55-gallon drum are considered *recognized environmental conditions.*

- A 10,000-gallon diesel AST fuels a dispenser on the dock located on the seafood processing property. Based on interviews with the Port Royal Fire Department, minor incidents have occurred while fueling the boats at the dock. Based on the presence of the AST and its proximity to Battery Creek, it is considered a *recognized environmental condition.*

- In Building 630, the seafood processing structure, two forklifts were observed with minimal staining beneath them on the concrete surface near a trench drain within the building. Due to the proximity of the leaking petroleum products from the forklifts to the trench drains, the forklifts are considered *recognized environmental conditions.*

11.0 Deviations

S&ME has endeavored to perform this Phase I ESA in substantial conformance with the scope and limitations of ASTM Standard Practice E1527-00, without significant deviation.

12.0 Additional Services

S&ME performed no additional services during this assessment.

13.0 References

ASTM, 2000. *ASTM Standards on Environmental Site Assessments for Commercial Real Estate. E 1527-00, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process.* American Society for Testing and Materials, Philadelphia, PA.

U.S.G.S. Topographical Map, Charleston, *South Carolina Quadrangle*, 1958 (revised 1979 and 1983).

Sanborn Fire Insurance Maps, EDR Collection.

ProQuest Information and Learning "Digital Sanborn Maps, 1867-1970." Http://www.ccpl.org (April 20, 2005).

User-provided references are listed in Section 4.3.

University of South Carolina, 1983. *Surface and Subsurface Stratigraphy, Structure and Aquifers of the South Carolina Coastal Plain*; Colquhoun, Woollen, Van Nieuwenhuise, Padgett, Oldham, Boylan, Bishop and Howell.

History of the South Carolina State Ports Authority. Columbia: R.L. Bryan Company, 1991.

14.0 Qualifications of Environmental Professionals

The environmental professionals for this project are Ms. Jill A. Bishop and Mr. Chuck Black. Ms. Bishop has over 6 years experience in environmental consulting. Ms. Bishop has completed ASTM training for performing Phase I ESAs.

Mr. Black is a Senior Reviewer with 12 years of engineering and environmental consulting experience. Mr. Black has also completed ASTM training for performing Phase I ESAs.

15.0 Signatures of Environmental Professionals

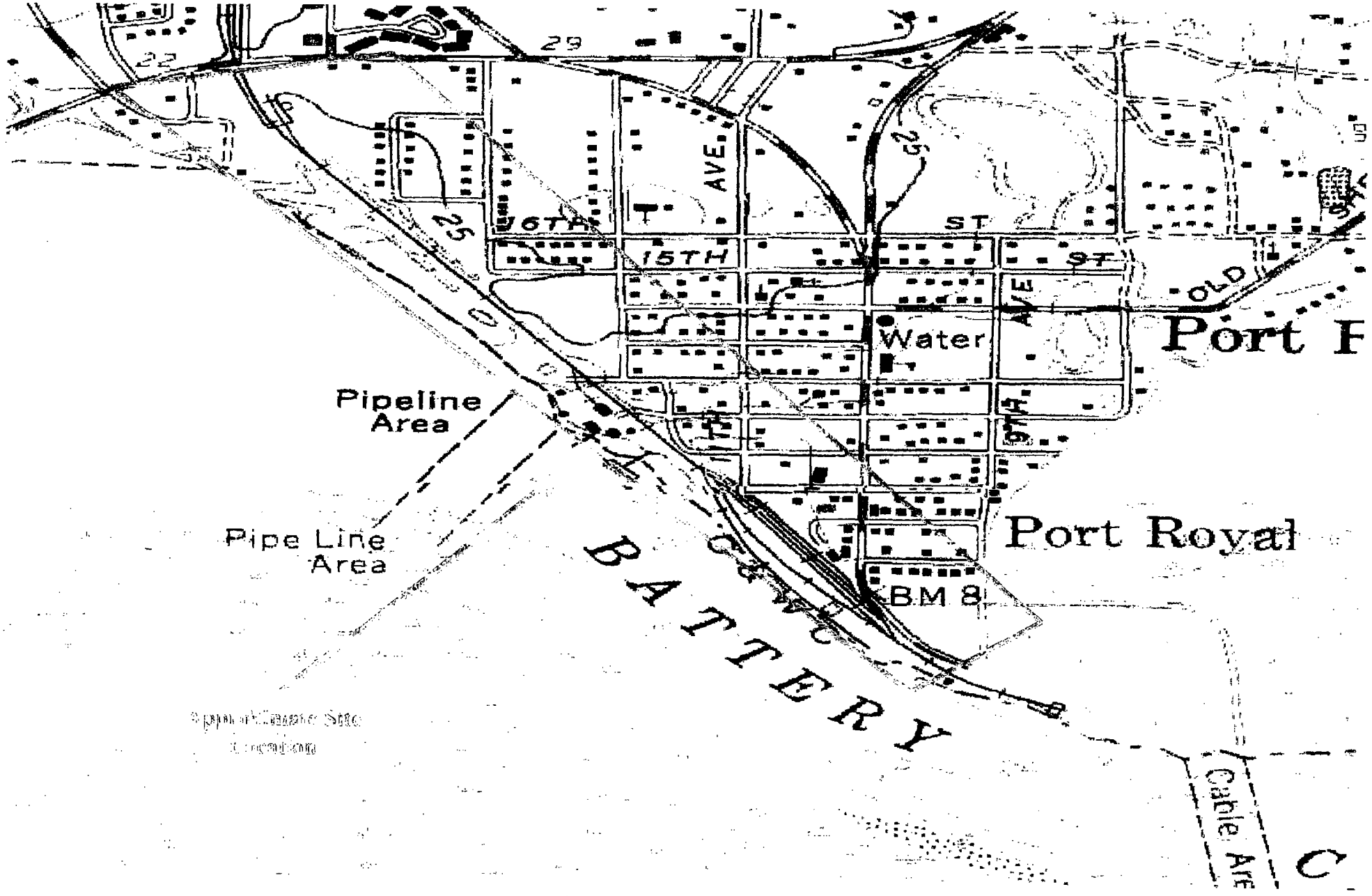
Jill A. Bishop
Environmental Scientist

Chuck Black
Senior Reviewer

APPENDIX I

FIGURES

OWNERSHIP INFORMATION



Site Topographic Map

Port Royal Port Facility

Port Royal, South Carolina

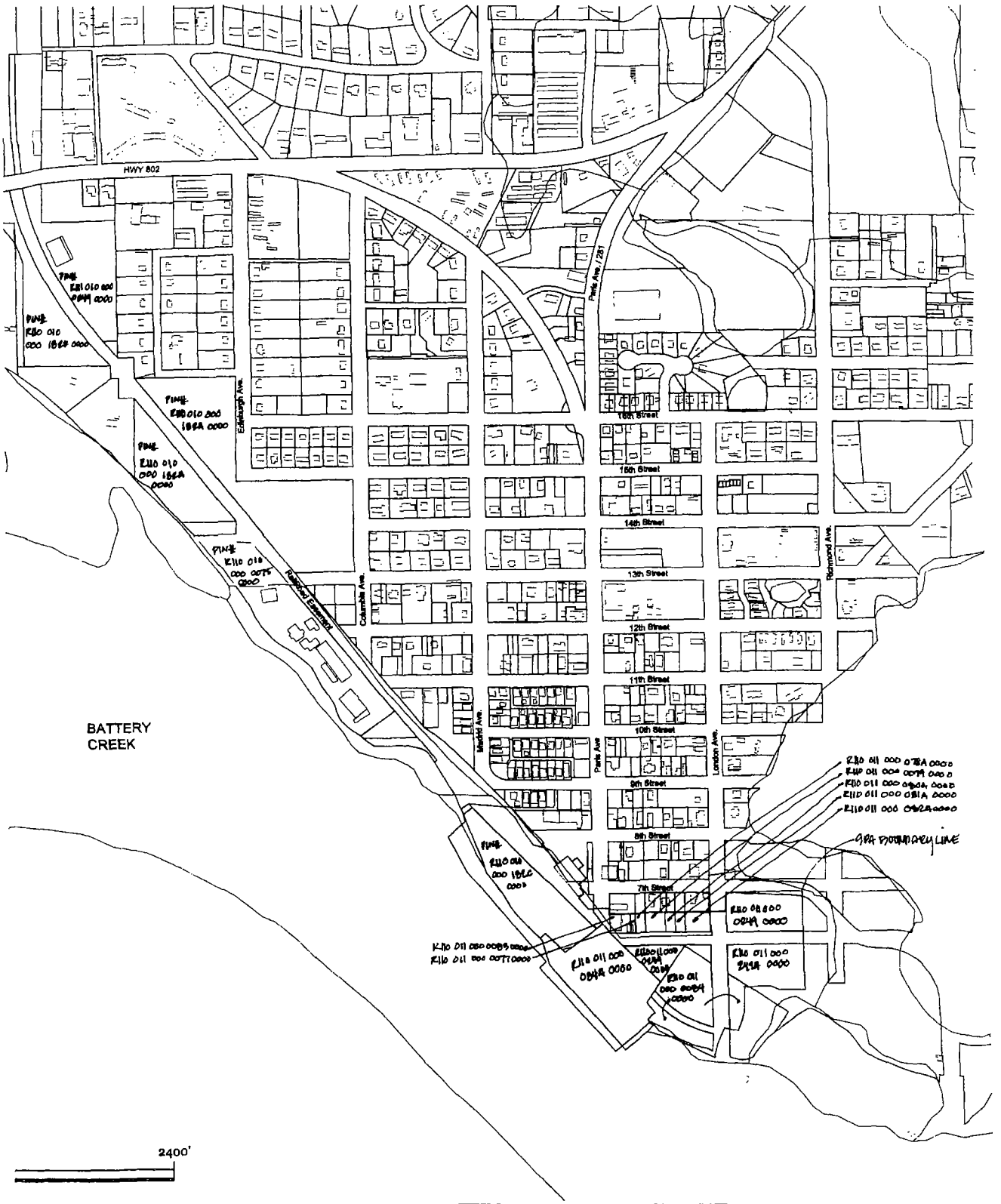
S&ME Job No. 1134-05-201

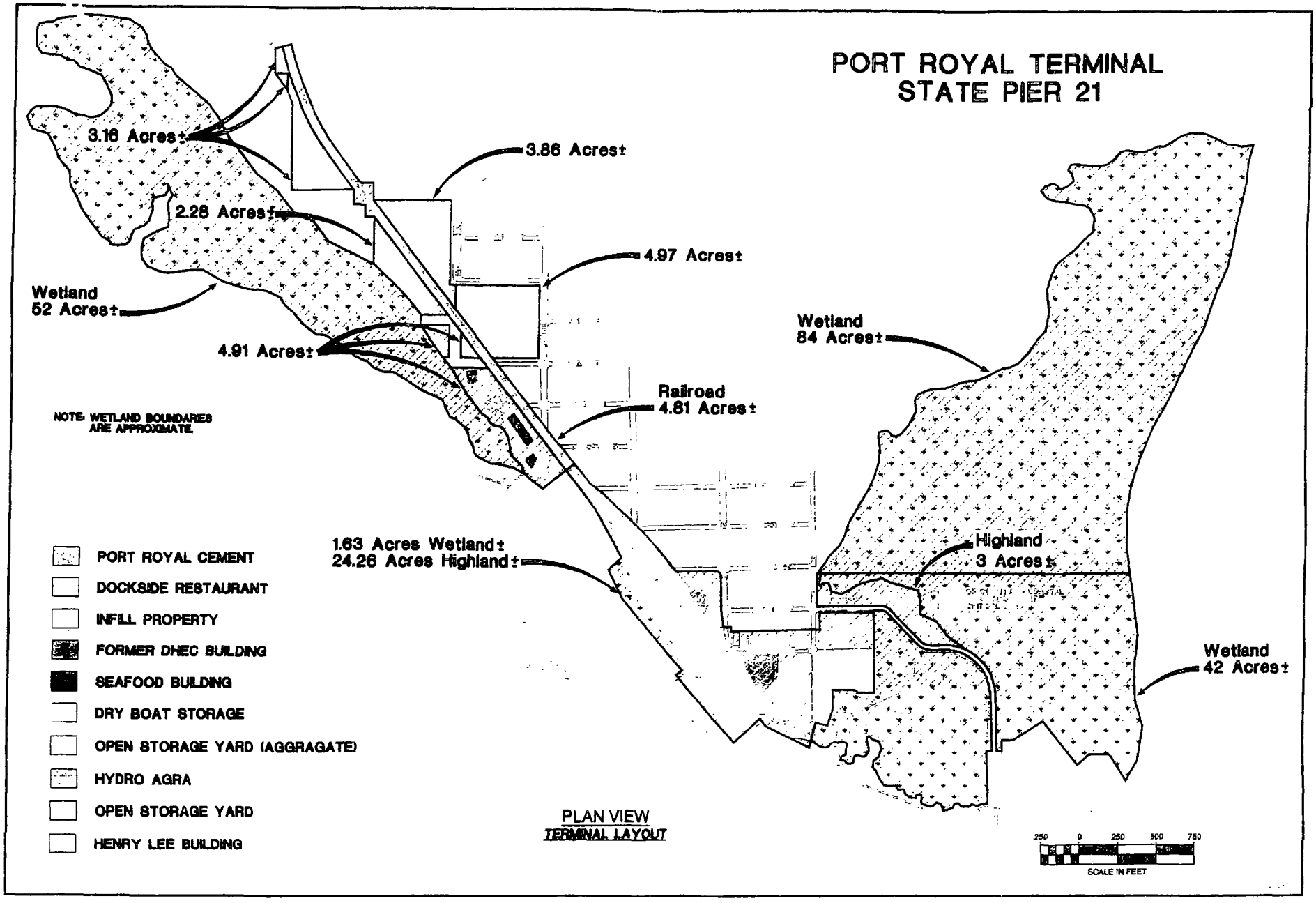
Figure 1

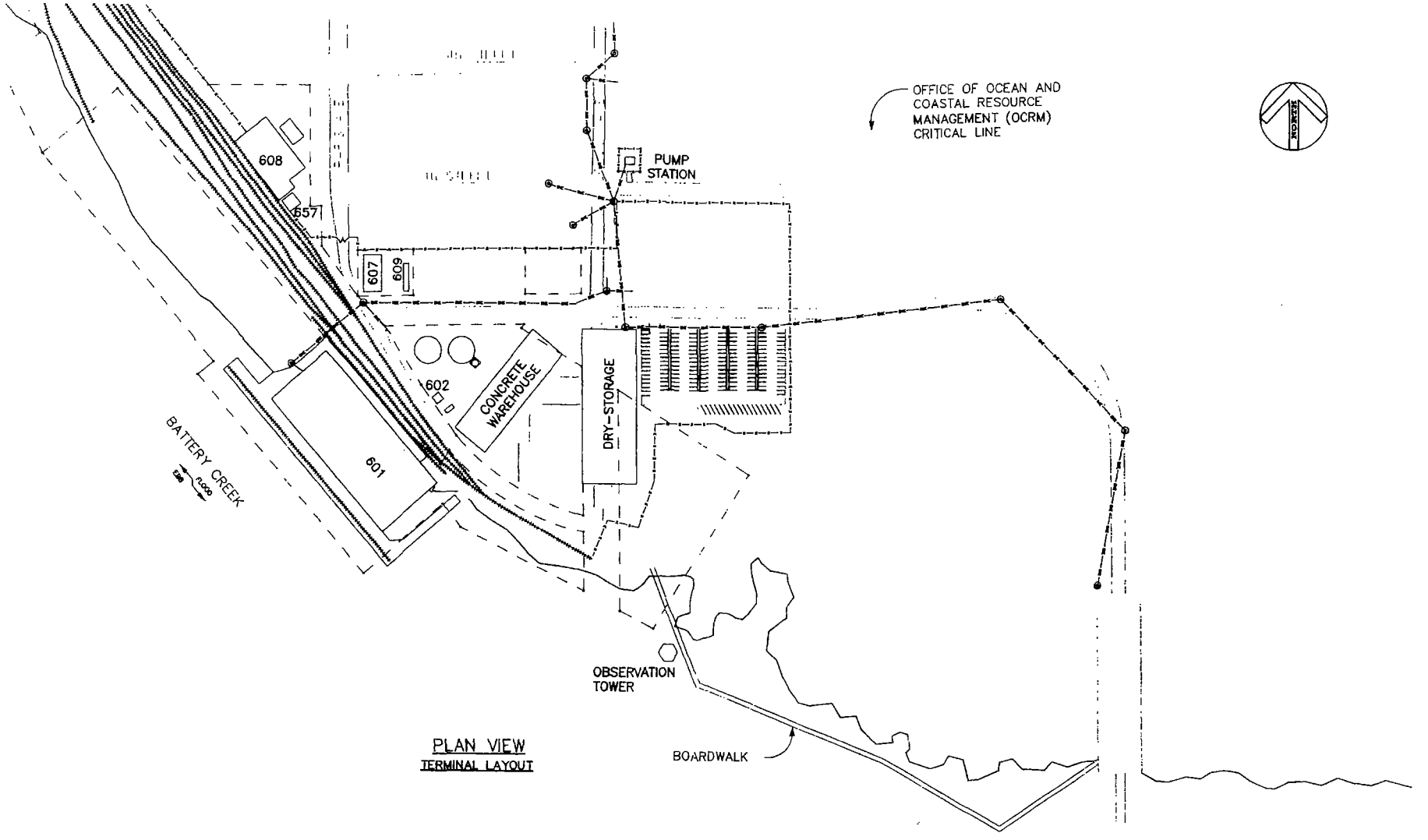
Topographic Map

Beaufort and Parris Island, SC

Quadrangle


HWY 802
Edinburgh Ave.
Columbia Ave.
Richmond Ave.
Medical Ave.
Paris Ave.
London Ave.
16th Street
15th Street
14th Street
13th Street
12th Street
11th Street
10th Street
9th Street
8th Street
7th Street
BATTERY
CREEK
2400'


PORT ROYAL TERMINAL
STATE PIER 21
3.16 Acres±
2.28 Acres±
3.86 Acres±
4.97 Acres±
Wetland
52 Acres±
4.91 Acres±
Railroad
4.81 Acres±
Wetland
84 Acres±
NOTE: WETLAND BOUNDARIES ARE APPROXIMATE.
1.63 Acres Wetland±
24.26 Acres Highland±
Highland
3 Acres±
Wetland
42 Acres±
PORT ROYAL CEMENT
DOCKSIDE RESTAURANT
INFILL PROPERTY
FORMER DHEC BUILDING
SEAFOOD BUILDING
DRY BOAT STORAGE
OPEN STORAGE YARD (AGGRAGATE)
HYDRO AGRA
OPEN STORAGE YARD
HENRY LEE BUILDING
PLAN VIEW
TERMINAL LAYOUT
250 0 250 500 750
SCALE IN FEET



PLAN VIEW
TERMINAL LAYOUT

NO.	DESCRIPTION	DATE	APP'D. BY
	REVISIONS		

Prelimap

SOUTH CAROLINA STATE PORTS AUTHORITY

DRAWN BY: PTJ	PORT ROYAL TERMINAL – STATE PIER 21	DATE: JULY 2004
CHECKED BY: DNS	TERMINAL MAP EXISTING BASE MAP	SHEET NO.: 00
APP'D BY: DNS	PROJECT NO.: PRT-00 SCALE: GRAPHIC	REVISION NO.:

Print This Page

Today's Date: Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	4474358	**PCA**	6001
PID #	R110 011 000 078A 0000	**PCS**	40
Owner Name	SOUTH CAROLINA STATES PORTS		
Owner Name/Address 1	AUTHORITY		
Owner Address 2	PO BOX 817		
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	0		
Legal	LOTS 14 15		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$100,000	$0	$0	$0	$0.00	$0.00
2003	$100,000	$0	$0	$0	$0.00	$0.00
2002	$100,000	$0	$0	$0	$0.00	$0.00
2001	$100,000	$0	$0	$0	$0.00	$0.00
2000	$100,000	$0	$0	$0	$0.00	$0.00
1999	$100,000	$0	$0	$0	$0.00	$0.00
1998	$100,000	$0	$0	$0	$0.00	$0.00
1997	$4,800	$0	$0	$0	$0.00	$0.00
1996	$4,800	$0	$0	$0	$0.00	$0.00

Exemptions	
Year:	**Amount:**
2005	$100,000.00
2004	$100,000.00
2003	$100,000.00

2002	$100,000.00
2001	$100,000.00
2000	$100,000.00
1999	$100,000.00
1998	$100,000.00
1997	$4,800.00
1996	$4,800.00

SALES INFORMATION

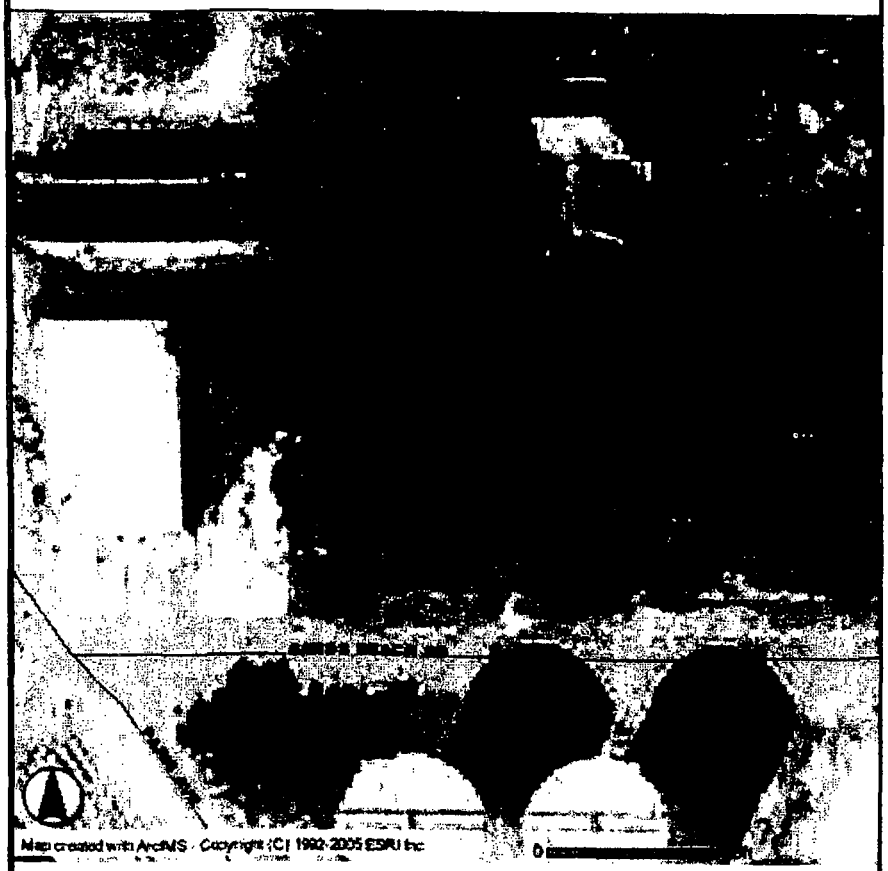
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	568	1349	19910110	GW	U	V	8000

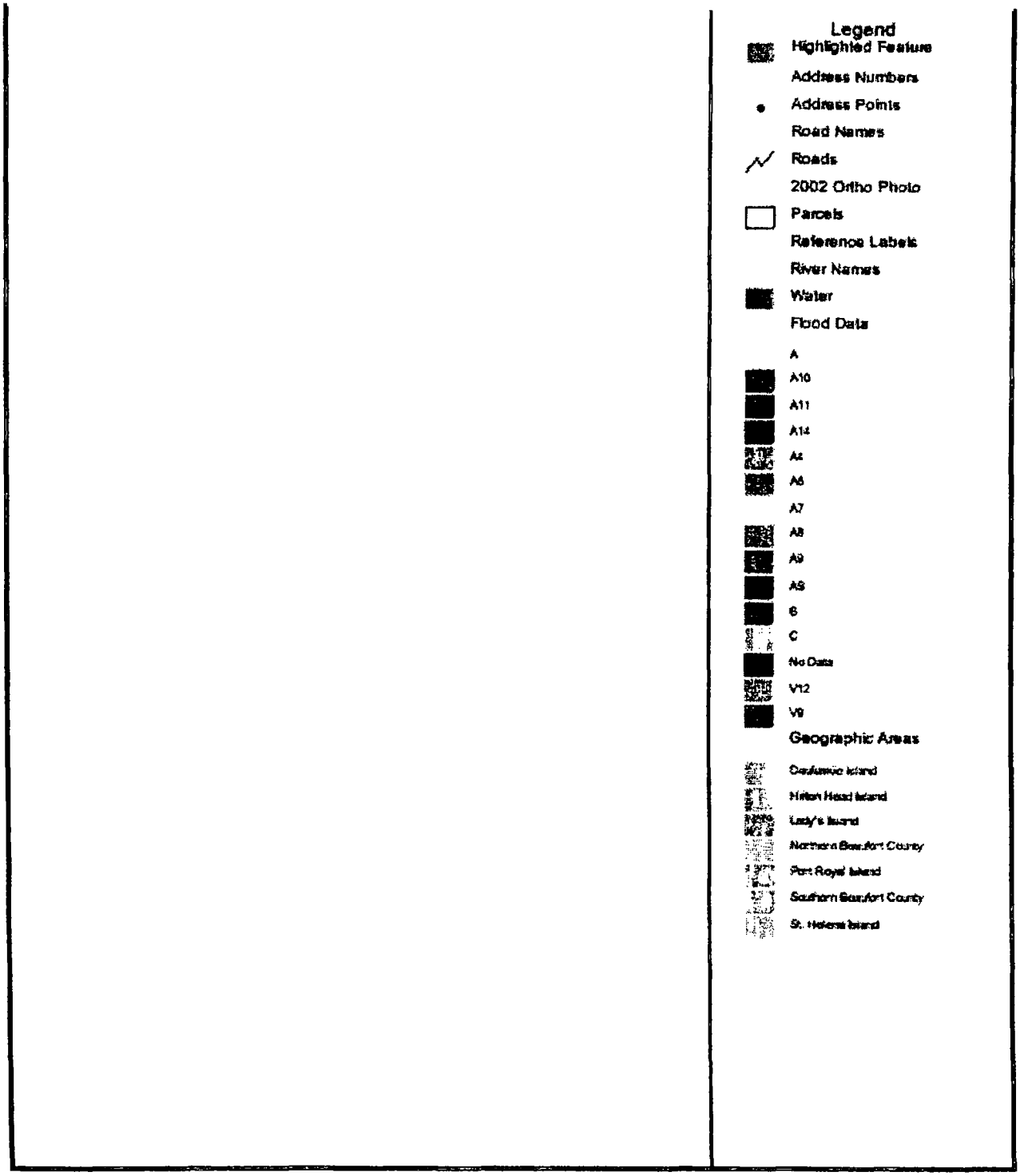
LAND DATA

Year	2005
NEIGHBORHOOD CODE	B003
ACRES	0.00
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 011 000 078A 0000




Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A6
A7
A8
A9
AS
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	197227	**PCA**	6101
PID #	R110 011 000 0079 0000	**PCS**	11
Owner Name	S C STATE PORTS AUTHORITY		
Owner Name/Address 1	PO BOX 817		
Owner Address 2			
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	913 SEVENTH ST		
Legal	LOTS 10-12 36 TOWN OF		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$200,000	$0	$0	$0	$0.00	$0.00
2003	$200,000	$0	$0	$0	$0.00	$0.00
2002	$200,000	$0	$0	$0	$0.00	$0.00
2001	$200,000	$0	$0	$0	$0.00	$0.00
2000	$200,000	$0	$0	$0	$0.00	$0.00
1999	$200,000	$0	$0	$0	$0.00	$0.00
1998	$200,000	$0	$0	$0	$0.00	$0.00
1997	$9,600	$0	$0	$0	$0.00	$0.00
1996	$9,600	$0	$0	$0	$0.00	$0.00

Exemptions

Year:	Amount:
2005	$200,000.00
2004	$200,000.00
2003	$200,000.00

2002	$200,000.00
2001	$200,000.00
2000	$200,000.00
1999	$200,000.00
1998	$200,000.00
1997	$9,600.00
1996	$9,600.00

SALES INFORMATION

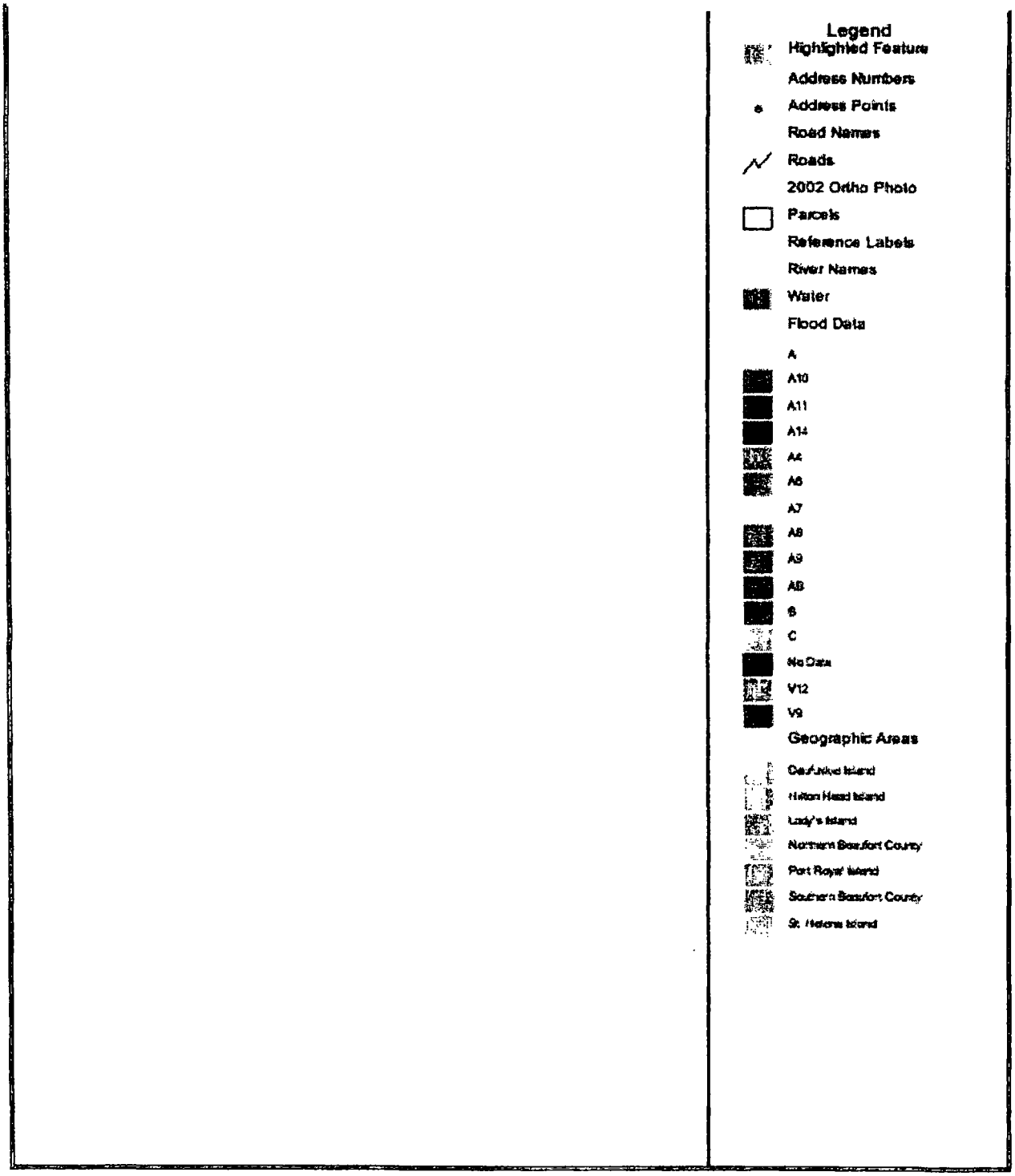
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	260	859	19770701	GW	U	I	10000
1	396	1585	19840601	GW	E	I	0
1	451	879	19860601	GW		I	0
1	575	2369	19910521	GW	H	I	19600

LAND DATA

Year	2005
NEIGHBORHOOD CODE	B003
ACRES	0.00
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 011 000 0079 000


Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A6
A7
A8
A9
AE
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	198583	**PCA**	6101
PID #	R110 011 000 080A 0000	**PCS**	11
Owner Name	S C STATE PORTS AUTHORITY		
Owner Name/Address 1	PO BOX 817		
Owner Address 2			
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	0		
Legal	LOTS 8 9		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$100,000	$0	$0	$0	$0.00	$0.00
2003	$100,000	$0	$0	$0	$0.00	$0.00
2002	$100,000	$0	$0	$0	$0.00	$0.00
2001	$100,000	$0	$0	$0	$0.00	$0.00
2000	$100,000	$0	$0	$0	$0.00	$0.00
1999	$100,000	$0	$0	$0	$0.00	$0.00
1998	$100,000	$0	$0	$0	$0.00	$0.00
1997	$4,800	$0	$0	$0	$0.00	$0.00
1996	$4,800	$0	$0	$0	$0.00	$0.00

Exemptions

Year:	Amount:
2005	$100,000.00
2004	$100,000.00
2003	$100,000.00

2002	$100,000.00
2001	$100,000.00
2000	$100,000.00
1999	$100,000.00
1998	$100,000.00
1997	$4,800.00
1996	$4,800.00

SALES INFORMATION

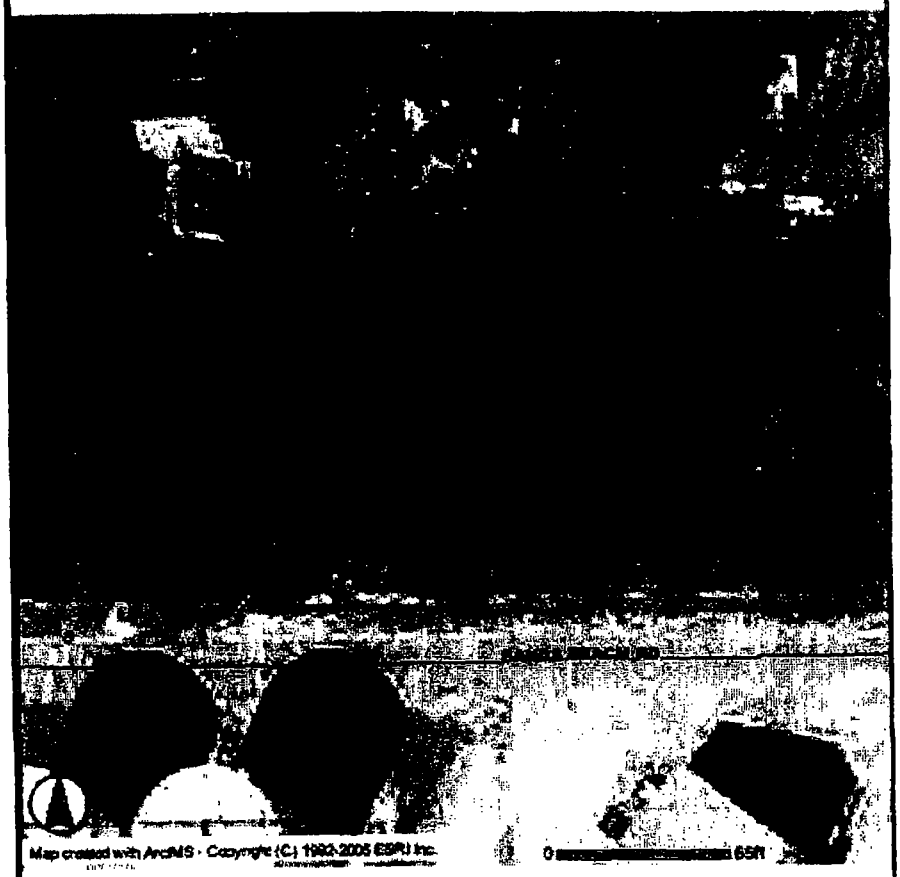
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	116	80	19800101	GW	U	V	0
1	568	1345	19910110	GW	U	V	8000

LAND DATA

Year	2005
NEIGHBORHOOD CODE	B003
ACRES	0.00
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 011 000 080A 0000



2002	$100,000.00
2001	$100,000.00
2000	$100,000.00
1999	$100,000.00
1998	$100,000.00
1997	$4,800.00
1996	$4,800.00

SALES INFORMATION

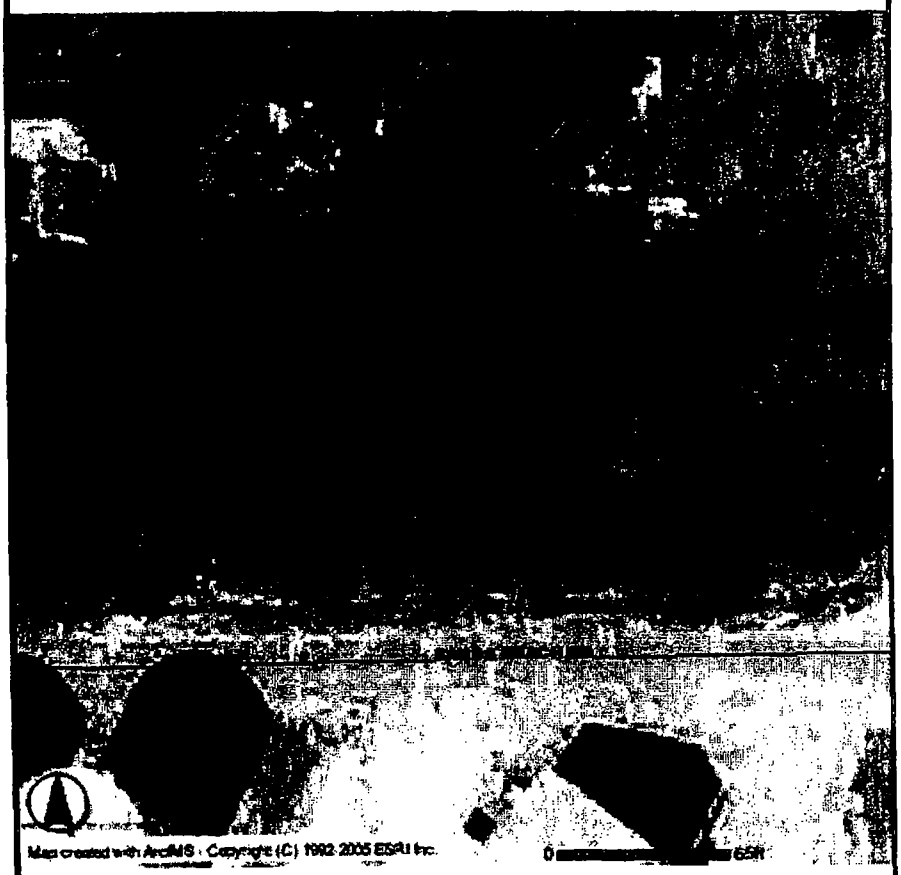
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	116	69	19800101	GW	U	V	0
1	568	1353	19910110	GW	U	V	8000

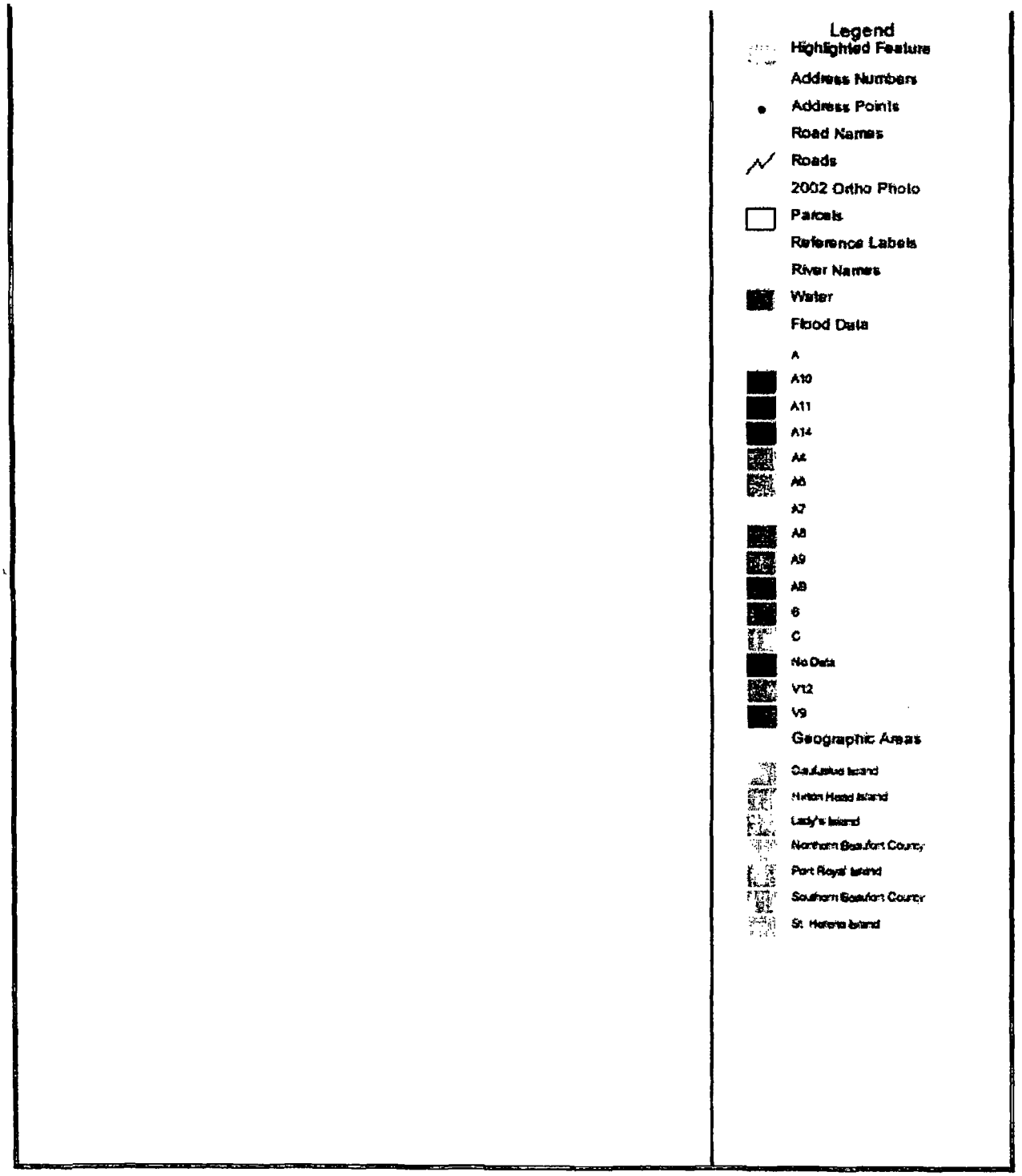
LAND DATA

Year	2005
NEIGHBORHOOD CODE	B003
ACRES	0.00
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 011 000 081A 0000




Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A5
A7
A8
A9
AB
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	198609	**PCA**	6101
PID #	R110 011 000 082A 0000	**PCS**	11
Owner Name	SOUTH CAROLINA STATE PORTS		
Owner Name/Address 1	AUTHORITY		
Owner Address 2	PO BOX 817		
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	0		
Legal	LOTS 1 THRU 5		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$175,000	$0	$0	$0	$0.00	$0.00
2003	$21,000	$0	$0	$0	$0.00	$0.00
2002	$21,000	$0	$0	$0	$0.00	$0.00
2001	$21,000	$0	$0	$0	$0.00	$0.00
2000	$21,000	$0	$0	$0	$0.00	$0.00
1999	$21,000	$0	$0	$0	$0.00	$0.00
1998	$21,000	$0	$0	$0	$0.00	$0.00
1997	$12,000	$0	$0	$0	$0.00	$0.00
1996	$12,000	$0	$0	$0	$0.00	$0.00

Exemptions

Year:	Amount:
2005	$175,000.00
2004	$175,000.00
2003	$21,000.00

2002	$21,000.00
2001	$21,000.00
2000	$21,000.00
1999	$21,000.00
1998	$21,000.00
1997	$12,000.00
1996	$12,000.00

SALES INFORMATION

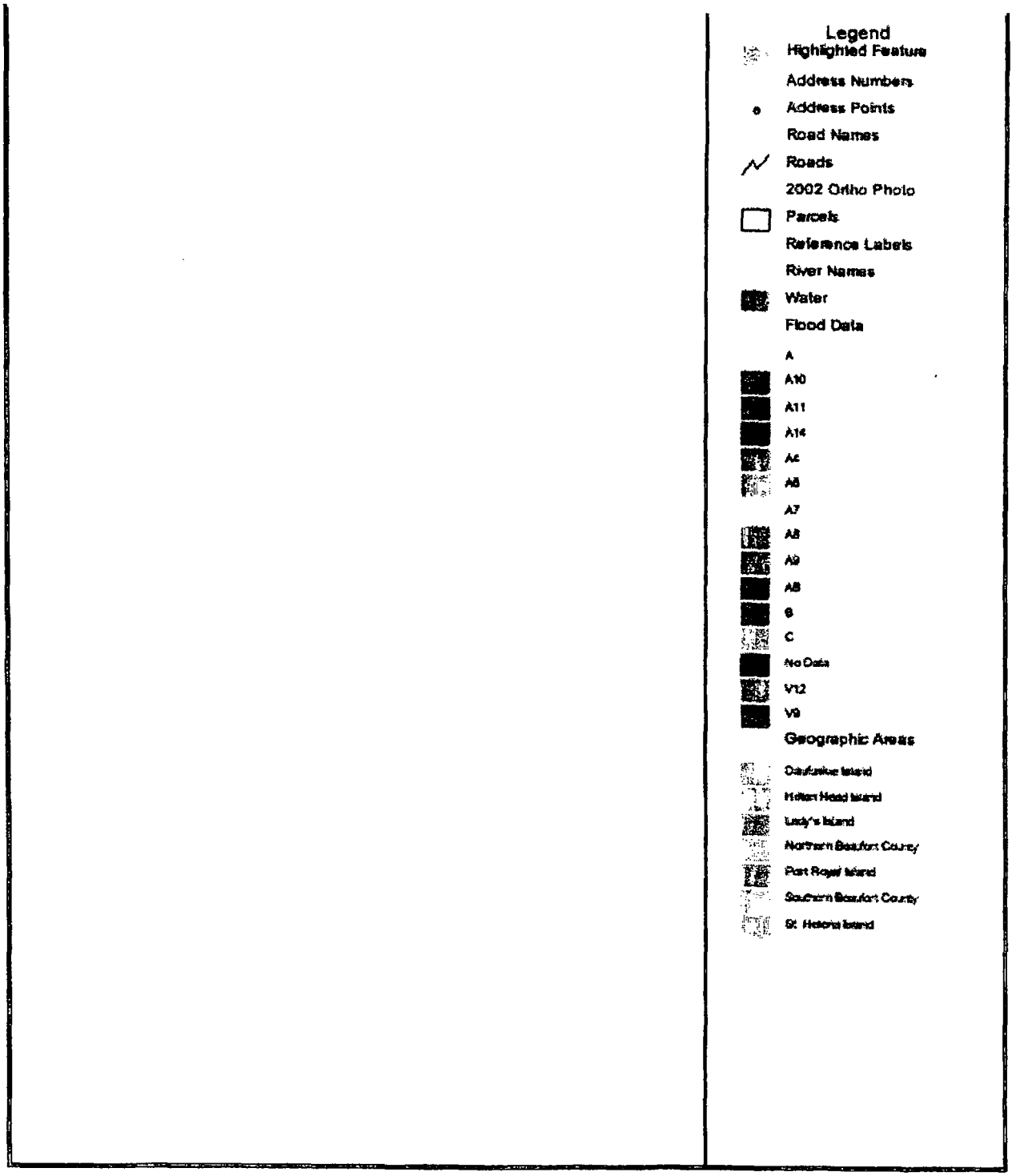
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	231	52	19800101	GW	U	V	0
1	434	1854	19851001	GW	E	V	0
1	564	129	19901102	GW	Q	V	20000

LAND DATA

Year	2005
NEIGHBORHOOD CODE	B003
ACRES	0.00
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 011 000 081A 0000


Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A6
A7
A8
A9
AE
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	81173	**PCA**	6001
PID #	*R110 011 000 0249 0000*	**PCS**	*40*
Owner Name	SOUTH CAROLINA PORTS AUTHORITY		
Owner Name/Address 1	PO BOX 817		
Owner Address 2			
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	602 LONDON AVE		
Legal	BLK 35 POR BLK 42 TOWN		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$400,000	$0	$0	$0	$0.00	$0.00
2003	$200,000	$0	$0	$0	$0.00	$0.00
2002	$200,000	$0	$0	$0	$0.00	$0.00
2001	$200,000	$0	$0	$0	$0.00	$0.00
2000	$200,000	$0	$0	$0	$0.00	$0.00
1999	$200,000	$0	$0	$0	$0.00	$0.00
1998	$200,000	$0	$0	$0	$0.00	$0.00
1997	$90,000	$0	$0	$0	$0.00	$0.00
1996	$90,000	$0	$0	$0	$0.00	$0.00

Exemptions	
Year:	**Amount:**
2005	$400,000.00
2004	$400,000.00
2003	$200,000.00

2002	$200,000.00
2001	$200,000.00
2000	$200,000.00
1999	$200,000.00
1998	$200,000.00
1997	$90,000.00
1996	$90,000.00

SALES INFORMATION

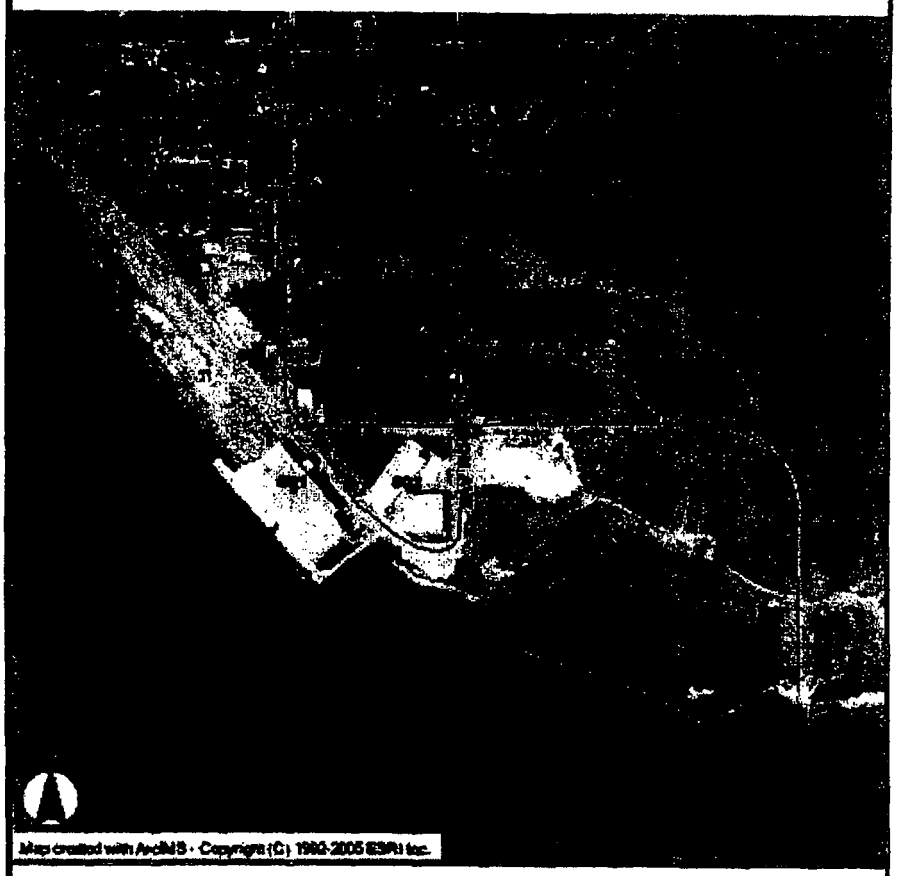
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	232	1165	19800101	GW	U	V	0
1	547	1356	19900223	GW	Q	V	600000
1	568	853	19901213	GW	S	V	5

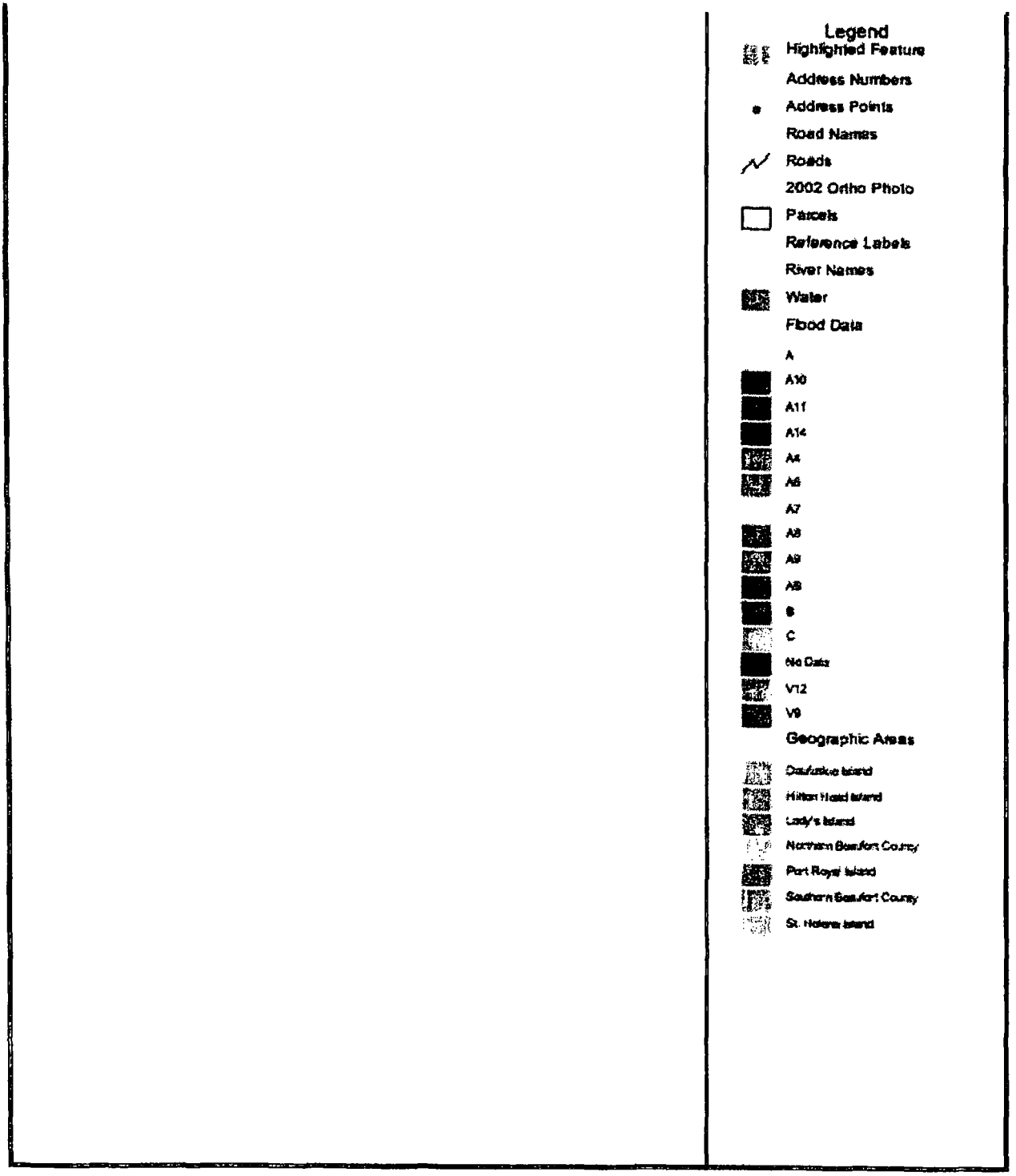
LAND DATA

Year	2005
NEIGHBORHOOD CODE	B003
ACRES	4.00
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 011 000 0249 0000




Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A6
A7
A8
A9
AB
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	197272	**PCA**	6011
PID #	R110 011 000 0084 0000	**PCS**	40
Owner Name	S C STATES PORTS AUTHORITY		
Owner Name/Address 1	% MR WILLIAM VAUGHAN		
Owner Address 2	PO BOX 576		
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	0		
Legal	PB29 P109 PB31 P131		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$440,000	$162,600	$2,770	$0	$0.00	$0.00
2003	$1,377,200	$184,500	$2,770	$0	$0.00	$0.00
2002	$1,377,200	$184,500	$2,770	$0	$0.00	$0.00
2001	$1,377,200	$184,500	$2,770	$0	$0.00	$0.00
2000	$1,377,200	$184,500	$2,770	$0	$0.00	$0.00
1999	$1,377,200	$184,500	$2,770	$0	$0.00	$0.00
1998	$1,377,200	$184,500	$2,770	$0	$0.00	$0.00
1997	$219,600	$58,700	$0	$0	$0.00	$0.00
1996	$219,600	$58,700	$0	$0	$0.00	$0.00

Exemptions	
Year:	**Amount:**
2005	$605,370.00
2004	$605,370.00
2003	$1,564,470.00

2002	$1,564,470.00
2001	$1,564,470.00
2000	$1,564,470.00
1999	$1,564,470.00
1998	$1,564,470.00
1997	$278,300.00
1996	$278,300.00

SALES INFORMATION

#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	320	1883	19801201	GW	Q	V	88580
1	8	2167	19870115	JR	M	V	10
1	579	1553	19910719	MT	E	V	400000

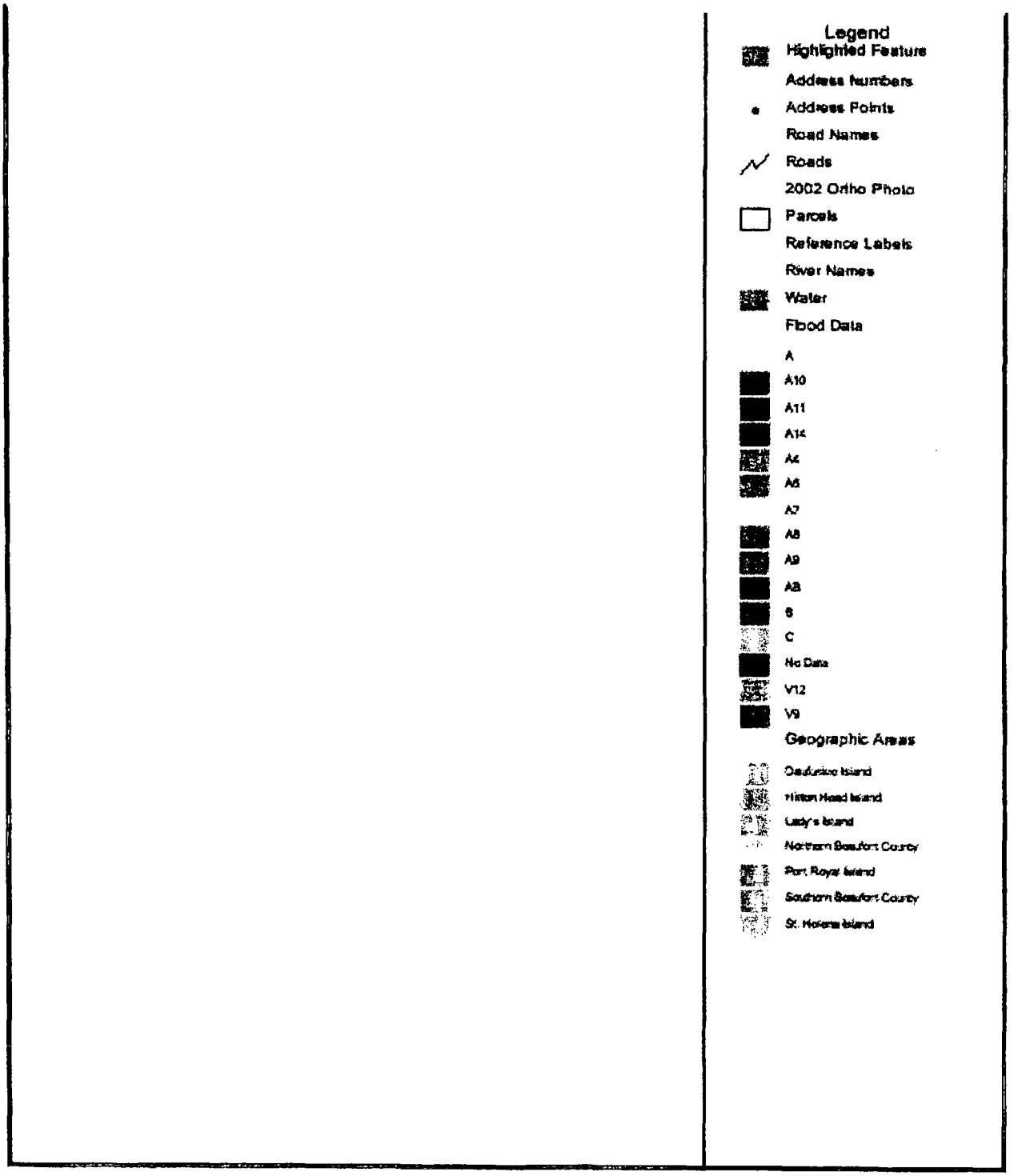
LAND DATA

Year	2005
NEIGHBORHOOD CODE	B010
ACRES	4.40
Agriculture Use	0

BUILDING CHARACTERISTICS

Improvement Type	Year Built	Number of Stories	Total Rooms	Total Square Feet	Living Area
CWH00S		1.0	1	15730	14300

R110 011 000 0084 0000


Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A5
A7
A8
A9
AB
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	198618	**PCA**	6011
PID #	R110 011 000 084A 0000	**PCS**	40
Owner Name	S C STATE PORTS AUTHORITY		
Owner Name/Address 1	PO BOX 817		
Owner Address 2			
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	601 PARIS AVE		
Legal	WAREHOUSE" 1996 THRU 2003		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$330,000	$275,800	$24,500	$0	$0.00	$0.00
2003	$772,200	$381,500	$24,500	$0	$0.00	$0.00
2002	$772,200	$381,500	$24,500	$0	$0.00	$0.00
2001	$772,200	$381,500	$24,500	$0	$0.00	$0.00
2000	$772,200	$381,500	$24,500	$0	$0.00	$0.00
1999	$772,200	$381,500	$24,500	$0	$0.00	$0.00
1998	$772,200	$381,500	$24,500	$0	$0.00	$0.00
1997	$164,700	$579,300	$0	$0	$0.00	$0.00
1996	$164,700	$579,300	$0	$0	$0.00	$0.00

Exemptions

Year:	Amount:
2005	$630,300.00
2004	$630,300.00
2003	$1,178,200.00

2002	$1,178,200.00
2001	$1,178,200.00
2000	$1,178,200.00
1999	$1,178,200.00
1998	$1,178,200.00
1997	$744,000.00
1996	$744,000.00

SALES INFORMATION

#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	84	250	19800101	GW	U	I	0

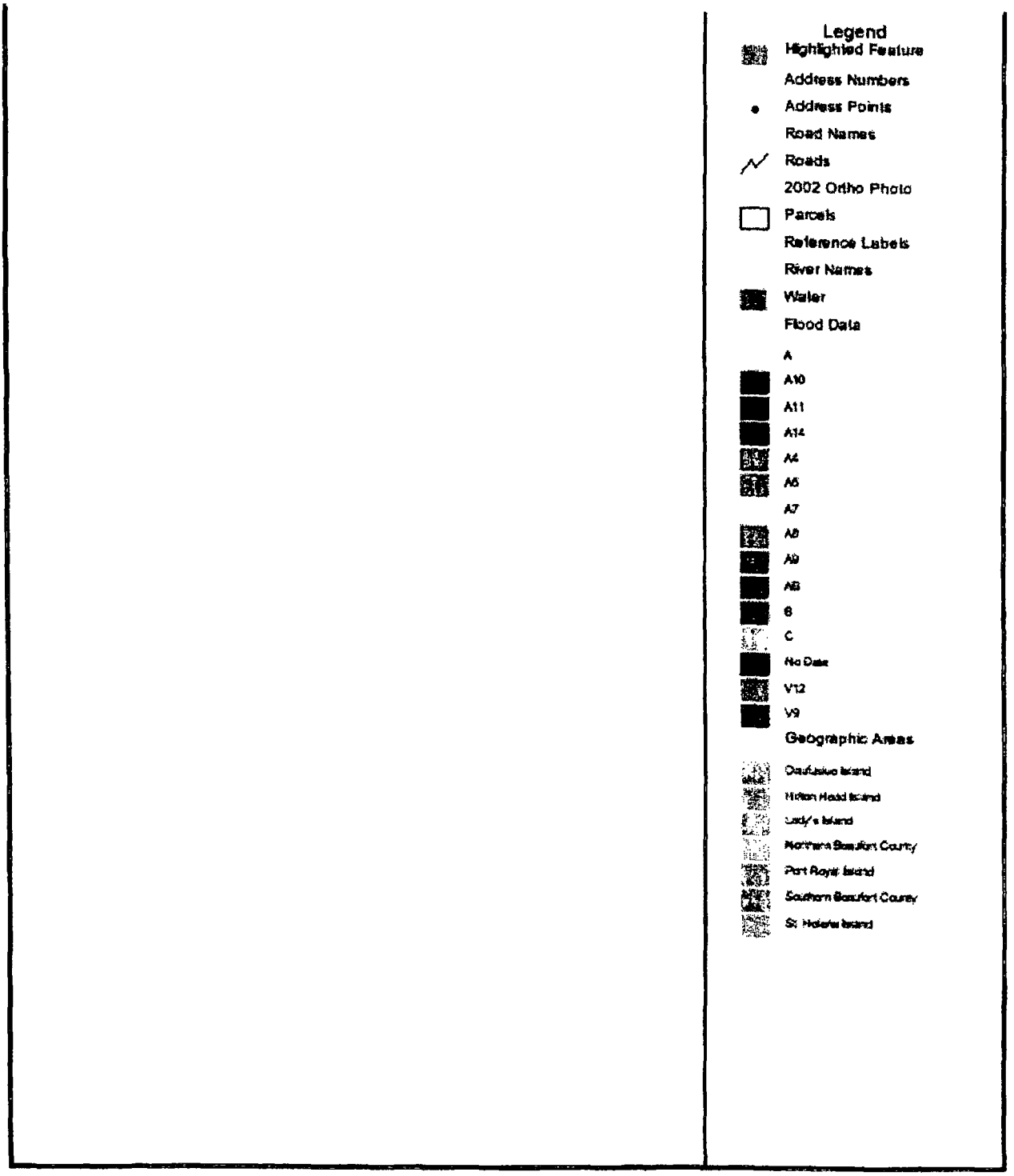
LAND DATA

Year	2005
NEIGHBORHOOD CODE	B010
ACRES	3.30
Agriculture Use	0

BUILDING CHARACTERISTICS

Improvement Type	Year Built	Number of Stories	Total Rooms	Total Square Feet	Living Area
CWH00C	1958	1.0	1	74190	61560

R110 011 000 084A 0000


Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A5
A7
A8
A9
AE
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	197263	**PCA**	6011
PID #	R110 011 000 0083 0000	**PCS**	40
Owner Name	S C STATES PORTS AUTHORITY		
Owner Name/Address 1	% MR WILLIAM VAUGHAN		
Owner Address 2	PO BOX 576		
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	0		
Legal	LOT 17 18 19 20		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$200,000	$51,500	$0	$0	$0.00	$0.00
2003	$200,000	$57,300	$0	$0	$0.00	$0.00
2002	$200,000	$57,300	$0	$0	$0.00	$0.00
2001	$200,000	$57,300	$0	$0	$0.00	$0.00
2000	$200,000	$57,300	$0	$0	$0.00	$0.00
1999	$200,000	$57,300	$0	$0	$0.00	$0.00
1998	$200,000	$57,300	$0	$0	$0.00	$0.00
1997	$30,000	$57,300	$0	$0	$0.00	$0.00
1996	$30,000	$57,300	$0	$0	$0.00	$0.00

Exemptions

Year:	Amount:
2005	$251,500.00
2004	$251,500.00
2003	$257,300.00

2002	$257,300.00
2001	$257,300.00
2000	$257,300.00
1999	$257,300.00
1998	$257,300.00
1997	$87,300.00
1996	$87,300.00

SALES INFORMATION

#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	156	263	19800101			I	0
1	8	2167	19870115	JR	M	I	10
1	579	1553	19910719	MT	E	I	400000

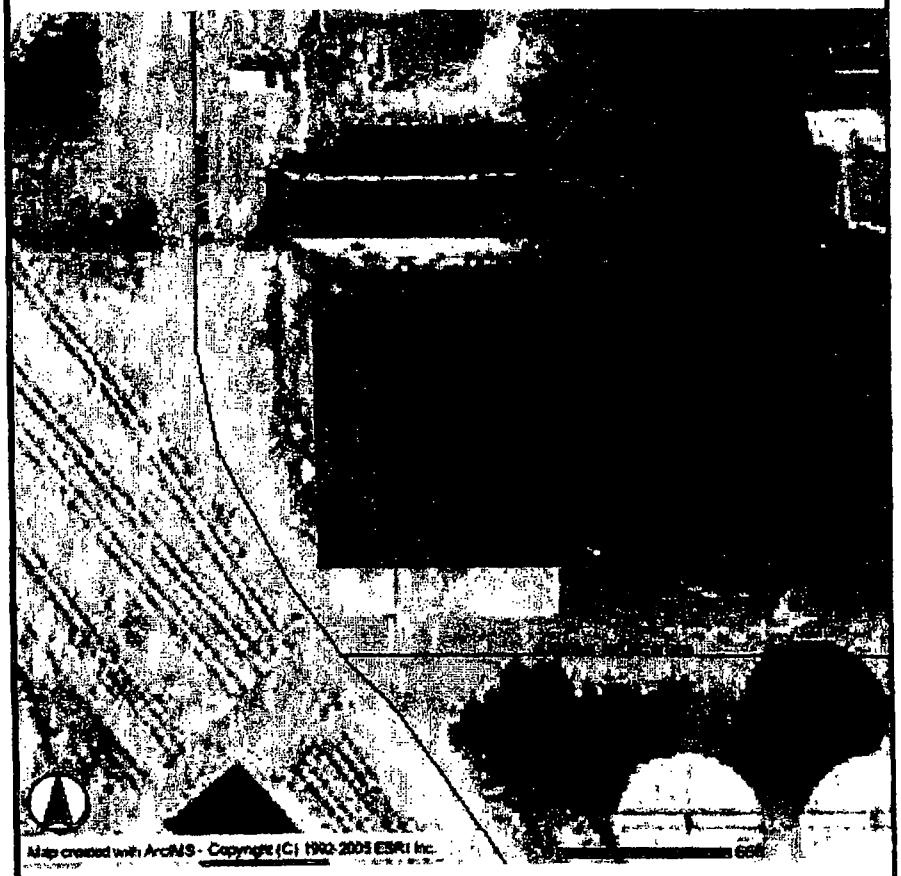
LAND DATA

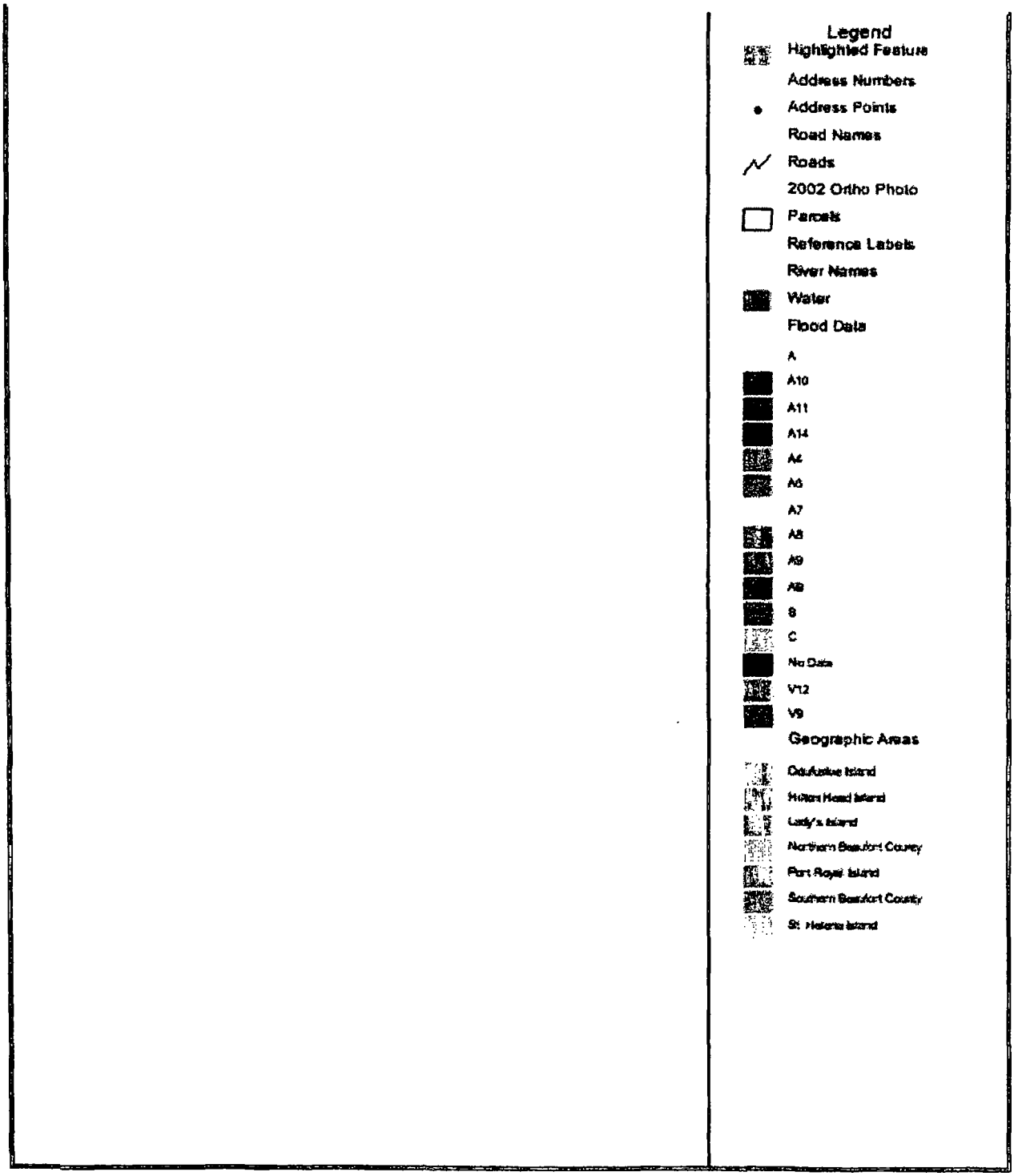
Year	2005
NEIGHBORHOOD CODE	B003
ACRES	0.00
Agriculture Use	0

BUILDING CHARACTERISTICS

Improvement Type	Year Built	Number of Stories	Total Rooms	Total Square Feet	Living Area
CWH00S	1976	1.0	1	4050	4050

R110 011 000 0083 0000




Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A5
A7
A8
A9
AE
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	197209	**PCA**	6301
PID #	R110 011 000 0077 0000	**PCS**	39
Owner Name	S C STATES PORTS AUTHORITY		
Owner Name/Address 1	% MR WILLIAM VAUGHAN		
Owner Address 2	PO BOX 576		
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	0		
Legal	LOT 16 BLK 36		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$50,000	$0	$0	$0	$0.00	$0.00
2003	$50,000	$0	$0	$0	$0.00	$0.00
2002	$50,000	$0	$0	$0	$0.00	$0.00
2001	$50,000	$0	$0	$0	$0.00	$0.00
2000	$50,000	$0	$0	$0	$0.00	$0.00
1999	$50,000	$0	$0	$0	$0.00	$0.00
1998	$50,000	$0	$0	$0	$0.00	$0.00
1997	$2,400	$0	$0	$0	$0.00	$0.00
1996	$2,400	$0	$0	$0	$0.00	$0.00

Exemptions	
Year:	**Amount:**
2005	$50,000.00
2004	$50,000.00
2003	$50,000.00

2002	$50,000.00
2001	$50,000.00
2000	$50,000.00
1999	$50,000.00
1998	$50,000.00
1997	$2,400.00
1996	$2,400.00

SALES INFORMATION

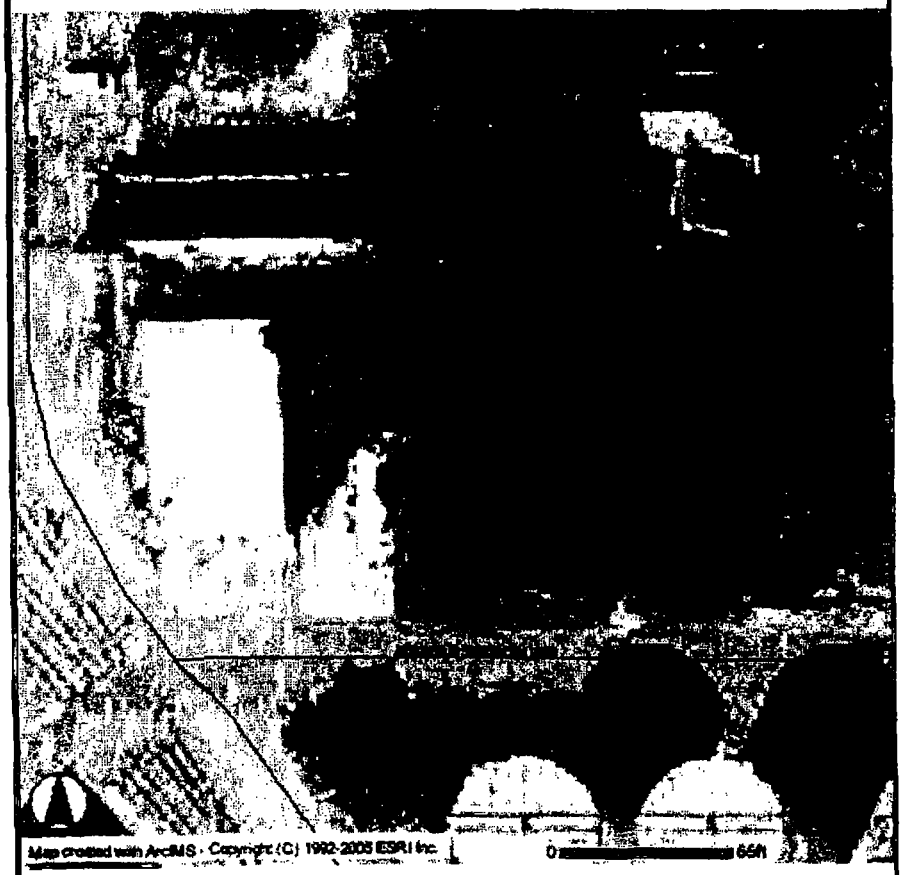
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	221	1875	19800101	GW	U	V	0
1	8	2167	19870115	JR	M	V	10
1	579	1553	19910719	MT	E	V	400000

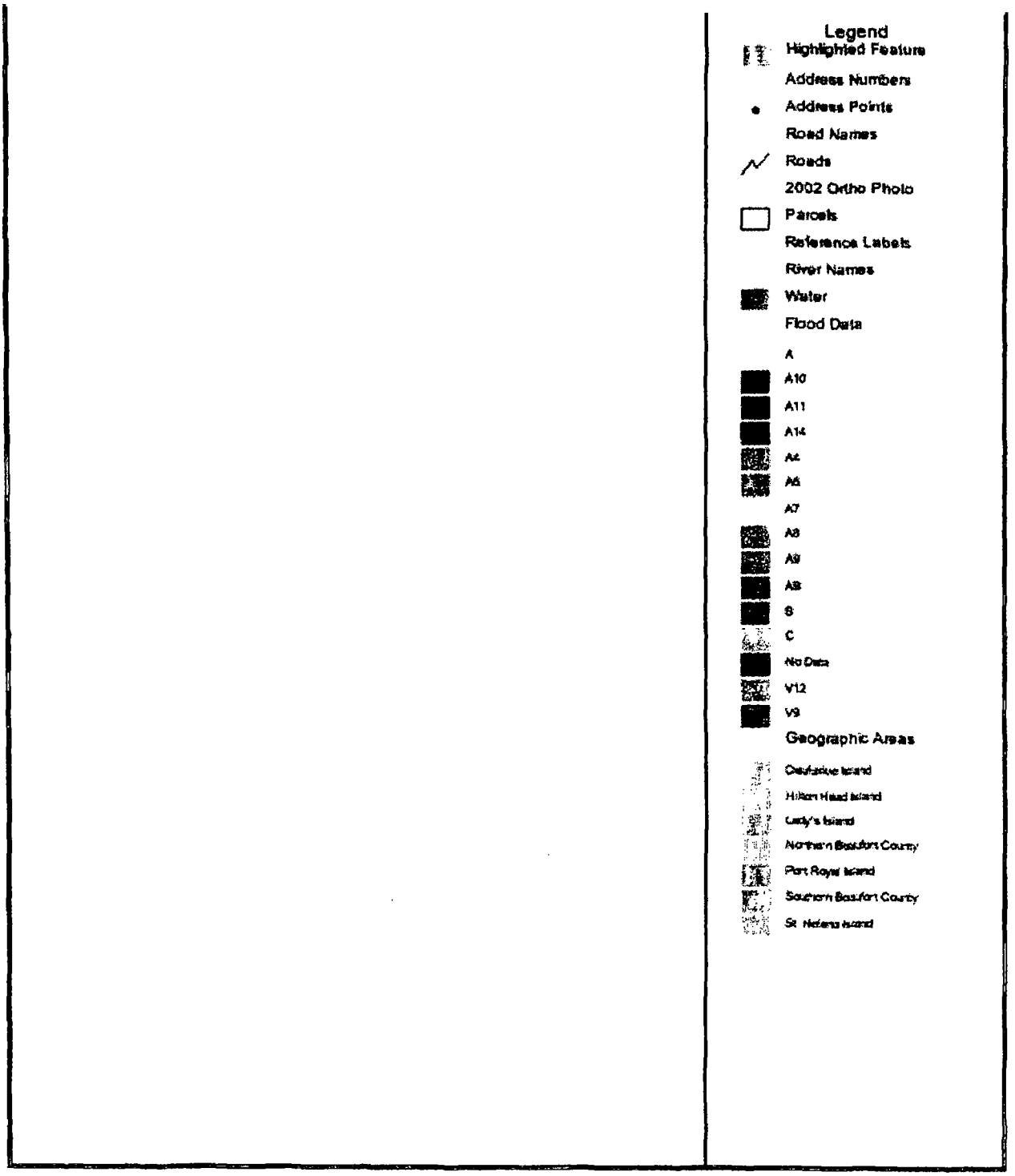
LAND DATA

Year	2005
NEIGHBORHOOD CODE	B003
ACRES	0.00
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 011 000 077 0000




Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A5
A7
A8
A9
AE
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date: Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	196362	**PCA**	6001
PID #	R110 010 000 182C 0000	**PCS**	40
Owner Name	S C STATES PORTS AUTHORITY		
Owner Name/Address 1	% MR WILLIAM VAUGHAN		
Owner Address 2	PO BOX 576		
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	0		
Legal			

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$350,000	$0	$0	$0	$0.00	$0.00
2003	$1,414,000	$0	$0	$0	$0.00	$0.00
2002	$1,414,000	$0	$0	$0	$0.00	$0.00
2001	$1,414,000	$0	$0	$0	$0.00	$0.00
2000	$1,414,000	$0	$0	$0	$0.00	$0.00
1999	$1,414,000	$0	$0	$0	$0.00	$0.00
1998	$1,414,000	$0	$0	$0	$0.00	$0.00
1997	$283,500	$0	$0	$0	$0.00	$0.00
1996	$283,500	$0	$0	$0	$0.00	$0.00

Exemptions

Year:	Amount:
2005	$350,000.00
2004	$350,000.00
2003	$1,414,000.00

2002	$1,414,000.00
2001	$1,414,000.00
2000	$1,414,000.00
1999	$1,414,000.00
1998	$1,414,000.00
1997	$283,500.00
1996	$283,500.00

SALES INFORMATION

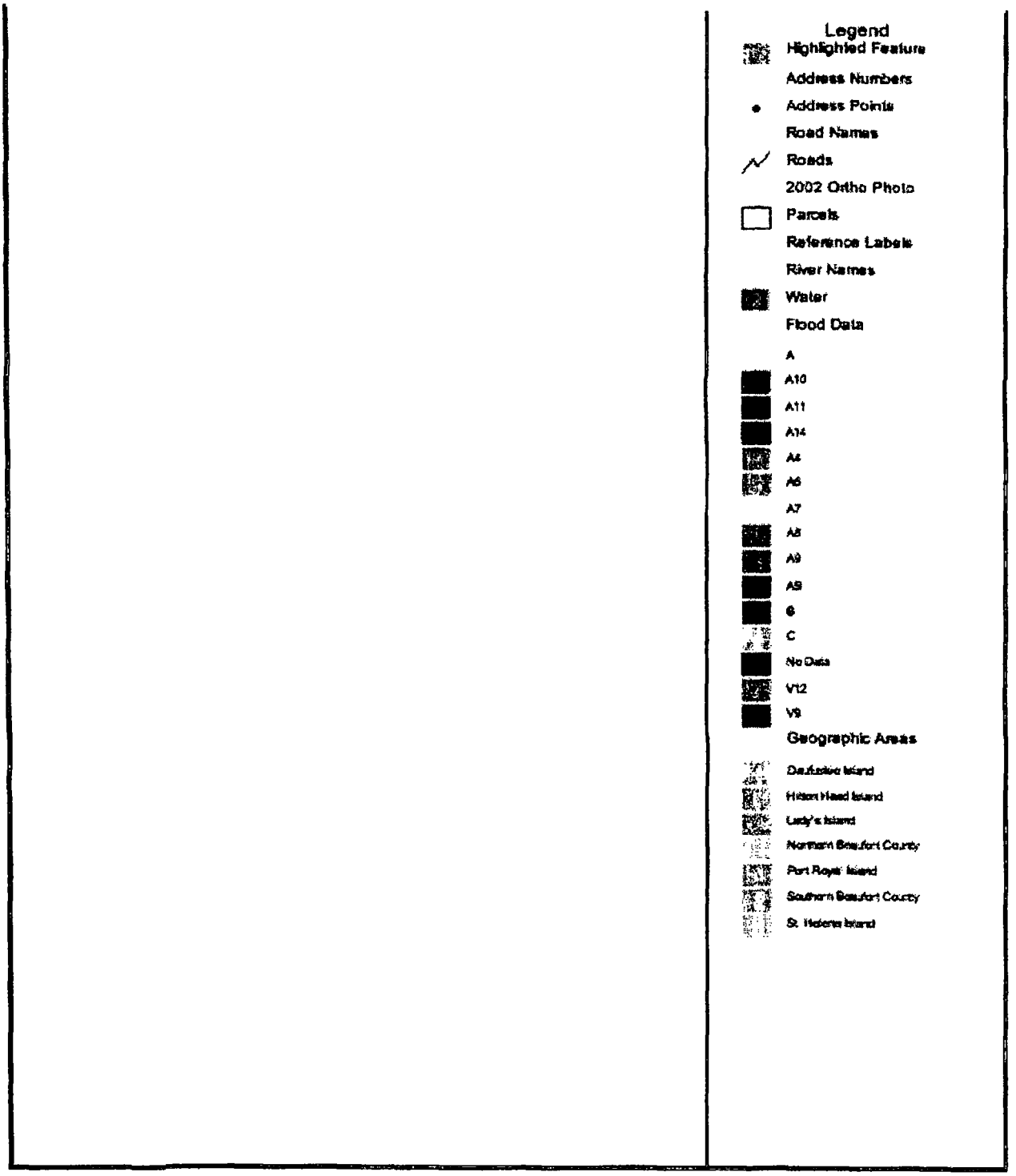
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	184	49	19800101	GW	U	I	0
1	8	2167	19870115	JR	M	I	10
1	579	1553	19910719	MT	E	I	400000

LAND DATA

Year	2005
NEIGHBORHOOD CODE	B010
ACRES	3.50
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 010 000 182C 0000


Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A6
A7
A8
A9
AS
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	194435	**PCA**	6611
PID #	R110 010 000 0075 0000	**PCS**	40
Owner Name	SOUTH CAROLINA STATE PORTS		
Owner Name/Address 1	AUTHORITY (THE)		
Owner Address 2	PO BOX 22287		
Owner City, State, Zip	CHARLESTON,SC , 29413		
Location Address	0		
Legal	ASSESSED BY DOR		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$978,300	$216,000	$12,000	$0	$0.00	$0.00
2003	$419,300	$192,600	$12,000	$0	$0.00	$0.00
2002	$419,300	$192,600	$12,000	$0	$0.00	$0.00
2001	$419,300	$192,600	$12,000	$0	$0.00	$0.00
2000	$419,300	$192,600	$12,000	$0	$0.00	$0.00
1999	$419,300	$192,600	$12,000	$0	$0.00	$0.00
1998	$419,300	$192,600	$12,000	$0	$0.00	$0.00
1997	$234,800	$264,700	$39,850	$0	$0.00	$0.00
1996	$234,800	$264,700	$39,850	$0	$0.00	$0.00

Exemptions	
Year:	**Amount:**
2005	$1,206,300.00
2004	$1,206,300.00
2003	$623,900.00

2002	$623,900.00
2001	$623,900.00
2000	$623,900.00
1999	$623,900.00
1998	$623,900.00
1997	$539,350.00
1996	$539,350.00

SALES INFORMATION

#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	285	550	19800101	GW	D	I	0
1	497	1304	19880301	QC		I	0
1	500	688	19880401	GW	Q	I	950000

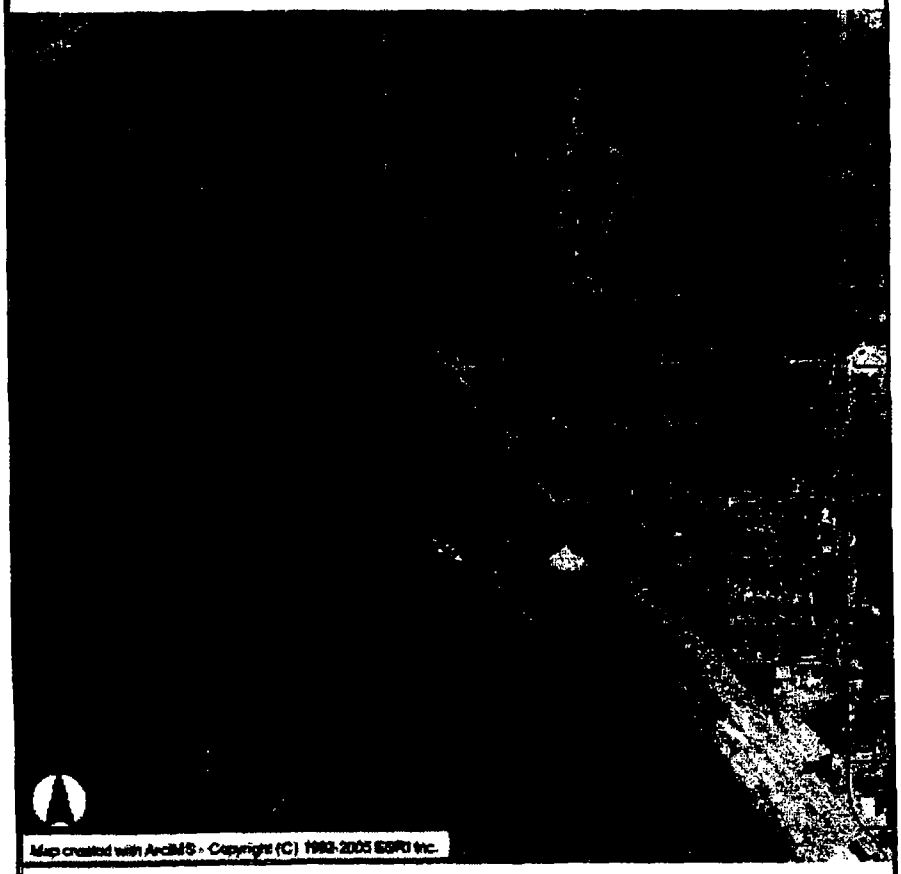
LAND DATA

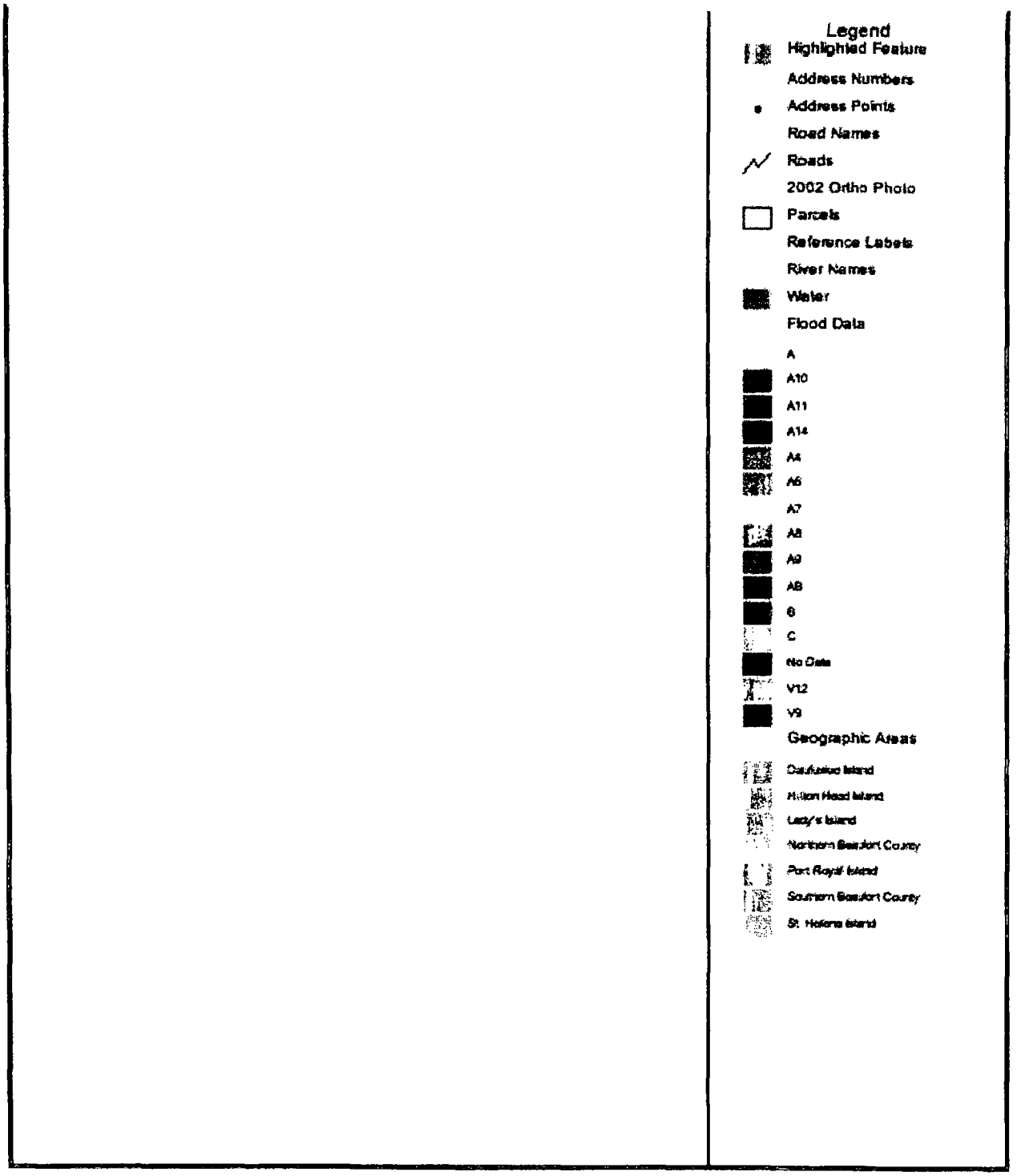
Year	2005
NEIGHBORHOOD CODE	B003
ACRES	5.59
Agriculture Use	0

BUILDING CHARACTERISTICS

Improvement Type	Year Built	Number of Stories	Total Rooms	Total Square Feet	Living Area
CWS00S	1958	1.0	1	9176	1394

R110 010 000 0075 0000




Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A6
A7
A8
A9
AB
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	196344	**PCA**	6001
PID #	R110 010 000 182A 0000	**PCS**	40
Owner Name	SOUTH CAROLINA STATE PORTS		
Owner Name/Address 1	AUTHORITY CHEMICAL BANK		
Owner Address 2	(TRUSTEE) PO BOX 817		
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	0		
Legal	PARCELS 1 2 3		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$680,900	$0	$0	$0	$0.00	$0.00
2003	$619,000	$0	$0	$0	$0.00	$0.00
2002	$619,000	$0	$0	$0	$0.00	$0.00
2001	$619,000	$0	$0	$0	$0.00	$0.00
2000	$619,000	$0	$0	$0	$0.00	$0.00
1999	$619,000	$0	$0	$0	$0.00	$0.00
1998	$619,000	$0	$0	$0	$0.00	$0.00
1997	$147,100	$0	$0	$0	$0.00	$0.00
1996	$147,100	$0	$0	$0	$0.00	$0.00

Exemptions

Year:	Amount:
2005	$680,900.00
2004	$680,900.00

2003	$619,000.00
2002	$619,000.00
2001	$619,000.00
2000	$619,000.00
1999	$619,000.00
1998	$619,000.00
1997	$147,100.00
1996	$147,100.00

SALES INFORMATION

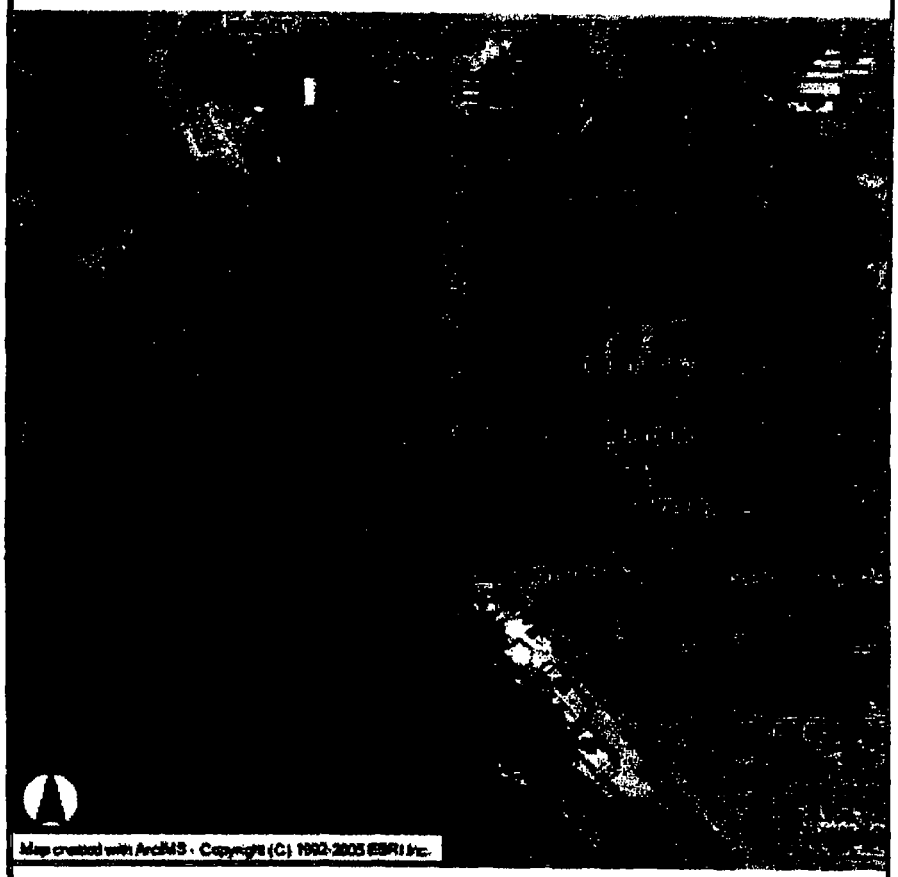
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	566	2299	19901121	GW	I	V	211000

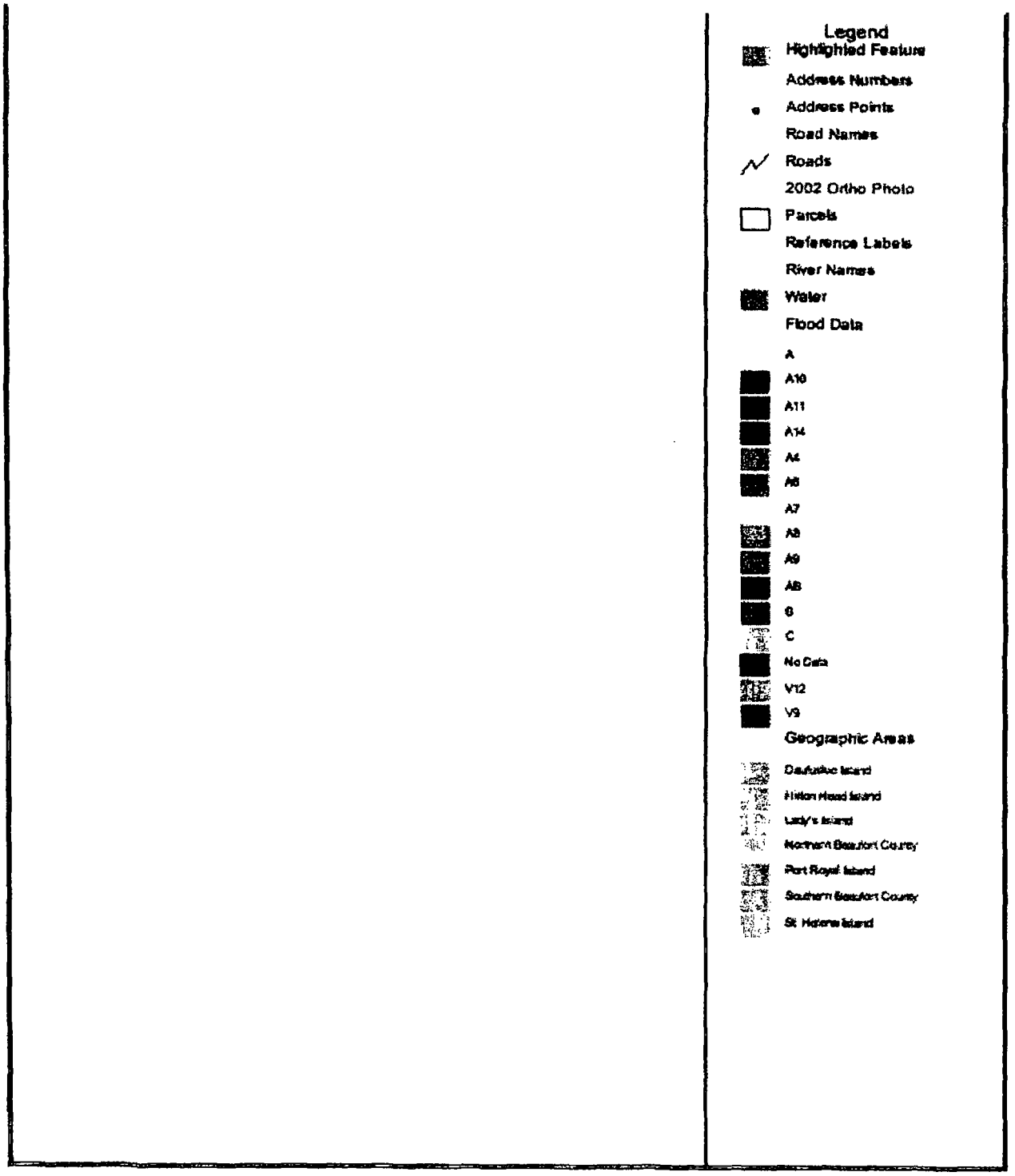
LAND DATA

Year	2005
NEIGHBORHOOD CODE	B012
ACRES	12.38
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 010 000 182A 0000




Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A6
A7
A8
A9
AB
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

Print This Page

Today's Date:
Apr 19, 2005

Beaufort County Assessor's Office

The Beaufort County Assessor's office makes every effort to produce the most accurate information possible.
No warranties, expressed or implied are provided for the data herein, its use or interpretation. All data is subject to change.

Key #	4418678	**PCA**	6001
PID #	R110 010 000 182F 0000	**PCS**	40
Owner Name	SOUTH CAROLINA STATE PORTS		
Owner Name/Address 1	AUTHORITY CHEMICAL BANK		
Owner Address 2	(TRUSTEE) PO BOX 817		
Owner City, State, Zip	CHARLESTON,SC , 29402		
Location Address	1855 RIBAUT RD		
Legal	PARCELS 4 5		

HISTORICAL ASSESSMENT INFORMATION

YEAR	LAND	BUILDING	Features	ASSESSED	TAXES	PAYMENT
2004	$108,500	$0	$0	$0	$0.00	$0.00
2003	$93,000	$0	$0	$0	$0.00	$0.00
2002	$93,000	$0	$0	$0	$0.00	$0.00
2001	$93,000	$0	$0	$0	$0.00	$0.00
2000	$108,300	$0	$0	$0	$0.00	$0.00
1999	$108,300	$0	$0	$0	$0.00	$0.00
1998	$108,300	$0	$0	$0	$0.00	$0.00
1997	$43,000	$0	$0	$0	$0.00	$0.00
1996	$43,000	$0	$0	$0	$0.00	$0.00

Exemptions

Year:	Amount:
2005	$108,500.00
2004	$108,500.00

2003	$93,000.00
2002	$93,000.00
2001	$93,000.00
2000	$108,300.00
1999	$108,300.00
1998	$108,300.00
1997	$43,000.00
1996	$43,000.00

SALES INFORMATION

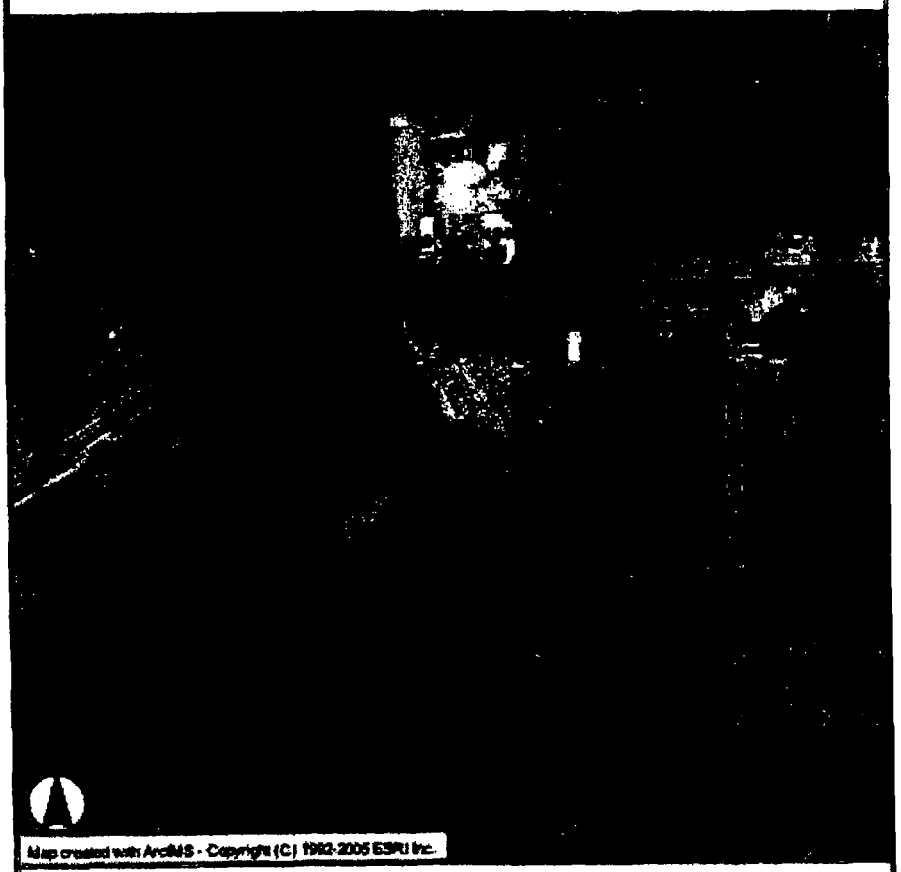
#	BOOK	PAGE	DATE	INSTRUMENT	QUALIFICATION	Vacant/ Improved	SALE PRICE
1	566	2299	19901121	GW	C	V	211000

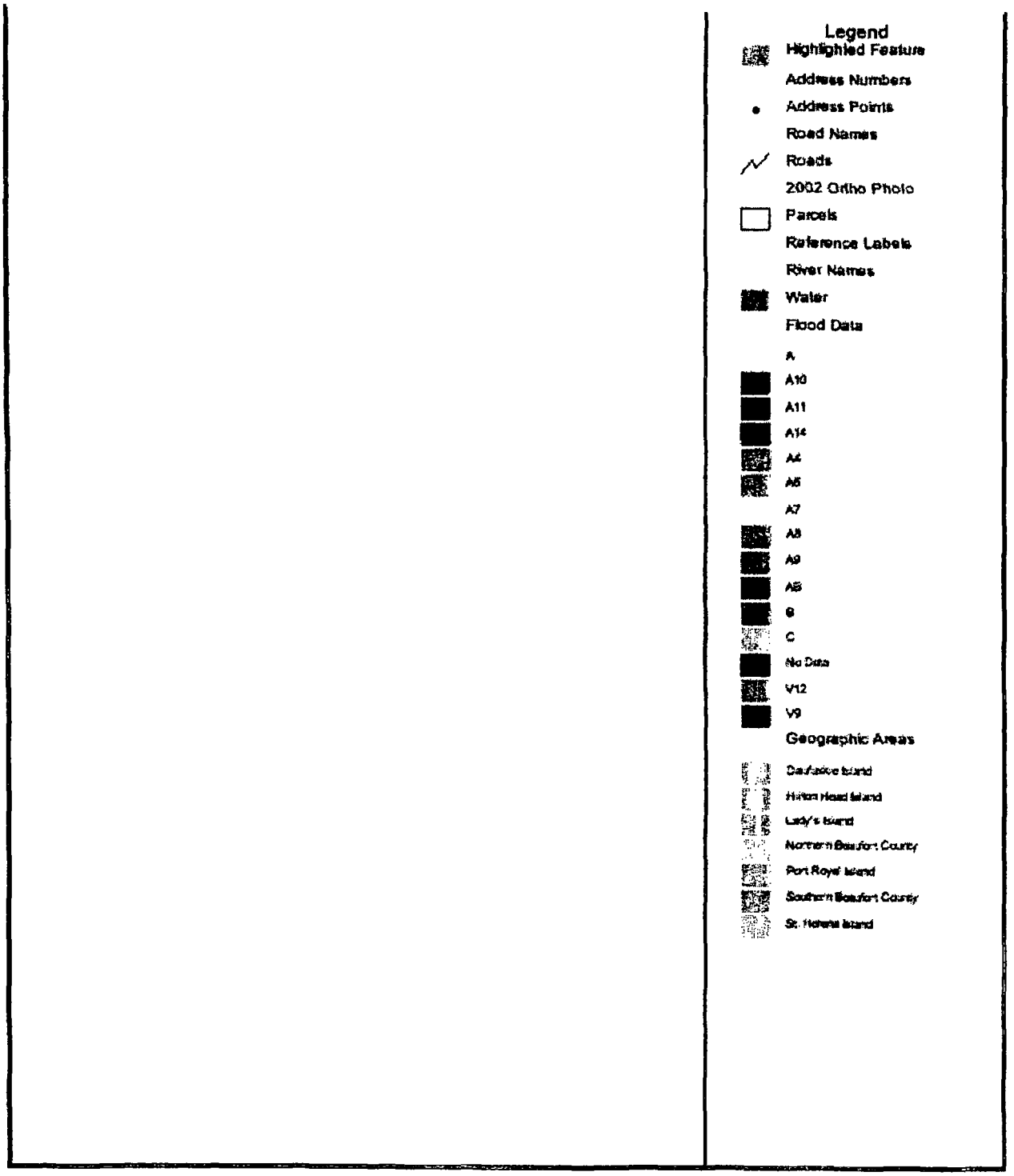
LAND DATA

Year	2005
NEIGHBORHOOD CODE	B012
ACRES	3.10
Agriculture Use	0

NO BUILDING CHARACTERISTICS ARE AVAILABLE FOR THIS RECORD

R110 010 000 182F 0000




Legend
Highlighted Feature
Address Numbers
Address Points
Road Names
Roads
2002 Ortho Photo
Parcels
Reference Labels
River Names
Water
Flood Data
A
A10
A11
A14
A4
A5
A7
A8
A9
AE
B
C
No Data
V12
V9
Geographic Areas
Daufuskie Island
Hilton Head Island
Lady's Island
Northern Beaufort County
Port Royal Island
Southern Beaufort County
St. Helena Island

APPENDIX II

HISTORICAL RESEARCH DOCUMENTATION

EDR Environmental
Data Resources Inc

"Linking Technology with Tradition"®

Sanborn® Map Report

Ship To: Jill Bishop
S&ME
620 Wando Park
Mount Pleasant, SC 29464

Order Date: 4/14/2005 **Completion Date:** 4/15/2005
Inquiry #: 1400137.2S
P.O. #: 23196
Site Name: Port Royal Port Facility
Address: Paris Avenue
City/State: Port Royal, SC 29935
Cross Streets:

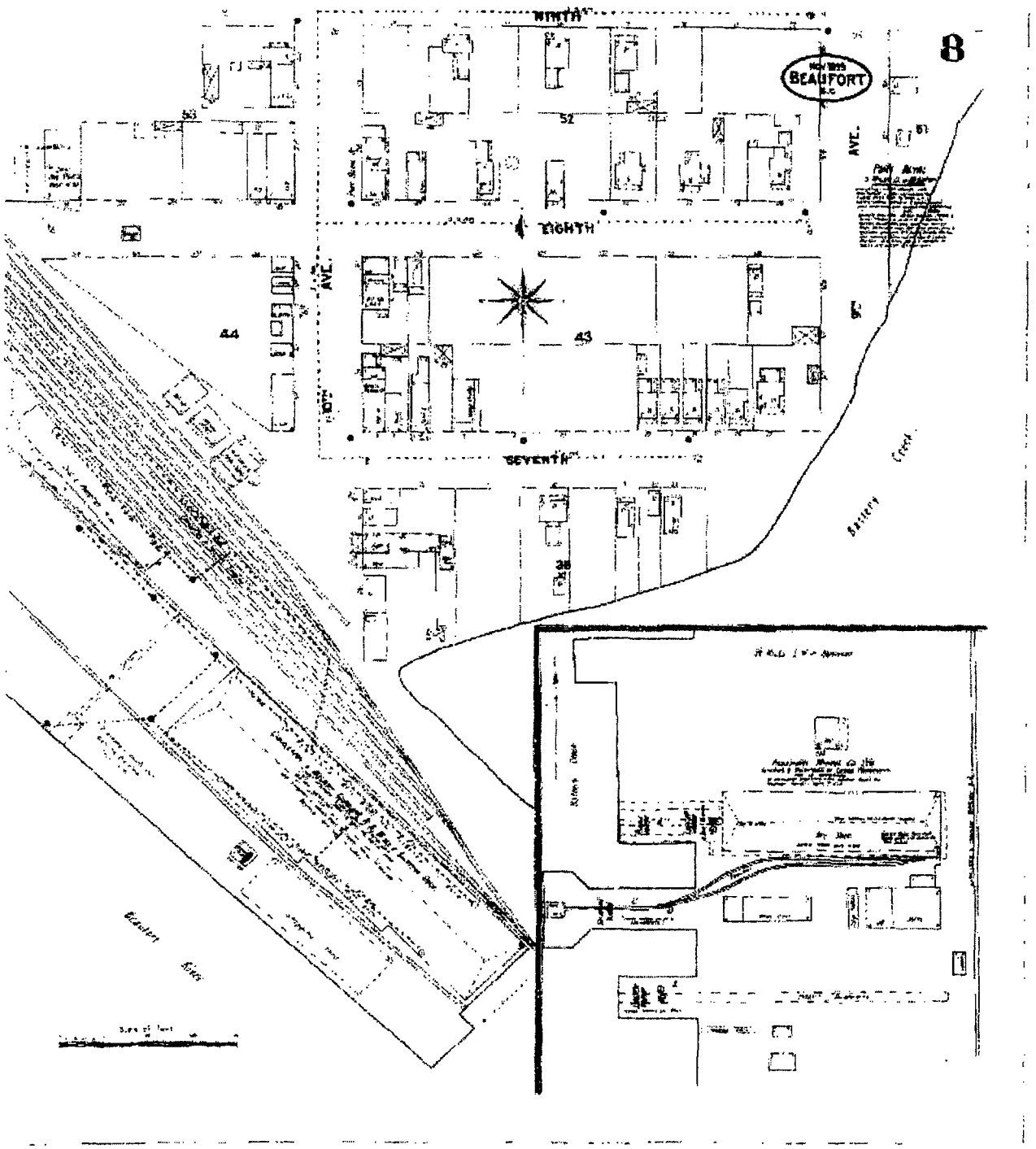
Customer Project: 1134-05-201
1041635ERN 803-884-0005

Based on client-supplied information, fire insurance maps for the following years were identified

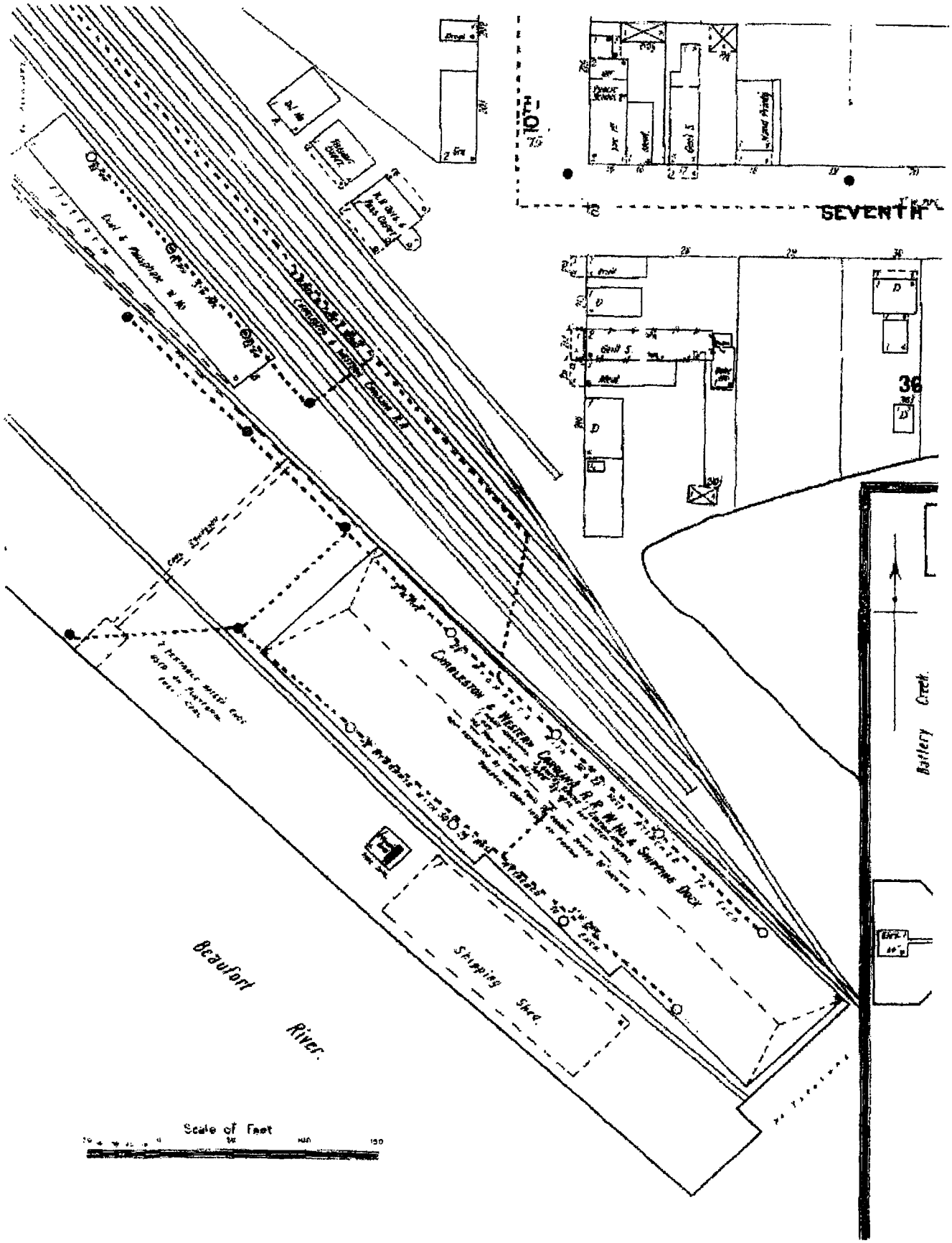
1924 - 1 Map
1942 - 1 Map
1958 - 1 Map

Limited Permission to Photocopy Total Maps: 3

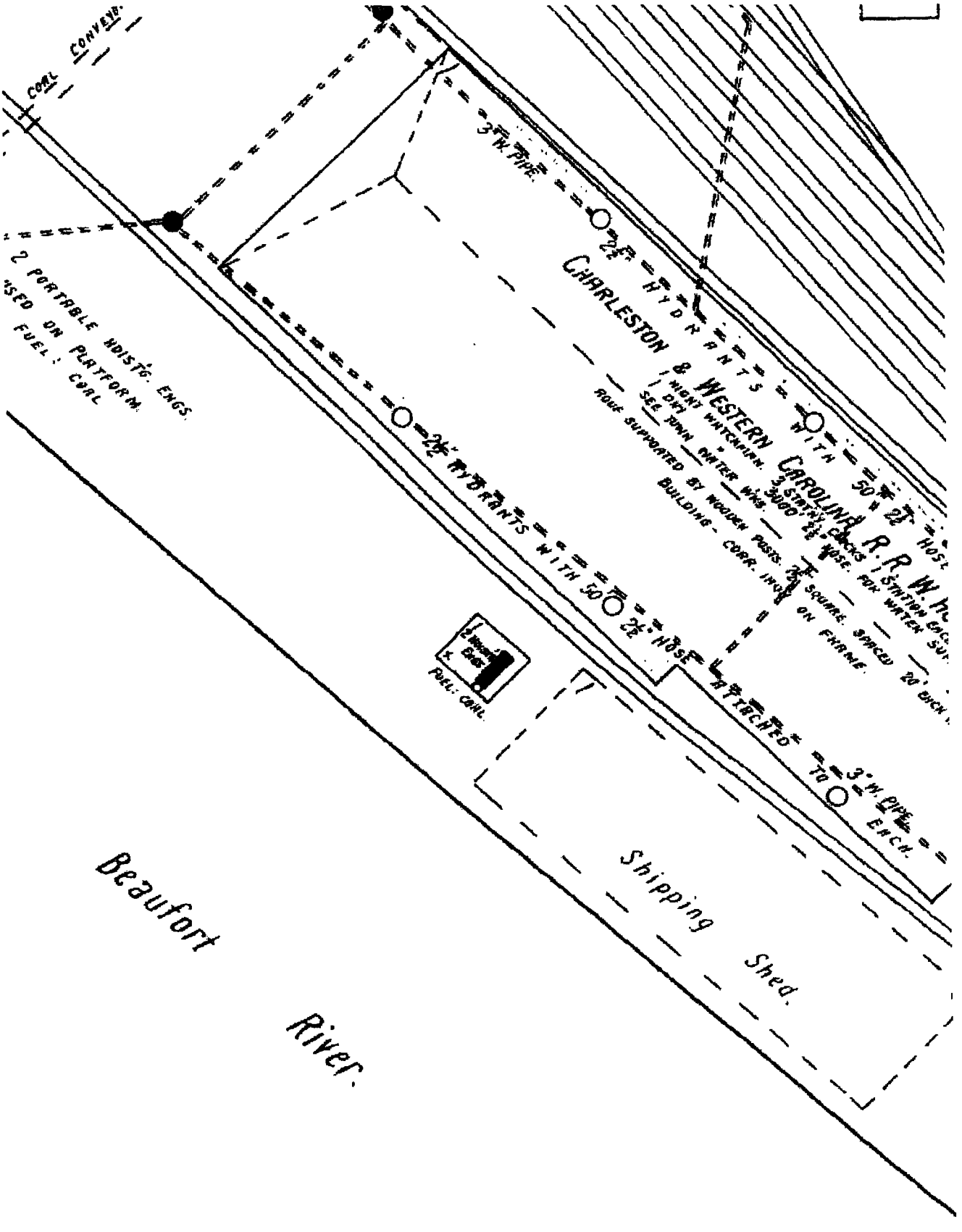
S&ME (the client) is permitted to make up to THREE photocopies of this Sanborn Map transmittal and each fire insurance map accompanying this report solely for the limited use of its customer. No one other than the client is authorized to make copies. Upon request made directly to an EDR Account Executive, the client may be permitted to make a limited number of additional photocopies. This permission is conditioned upon compliance by the client, its customer and their agents with EDR's copyright policy; a copy of which is available upon request.



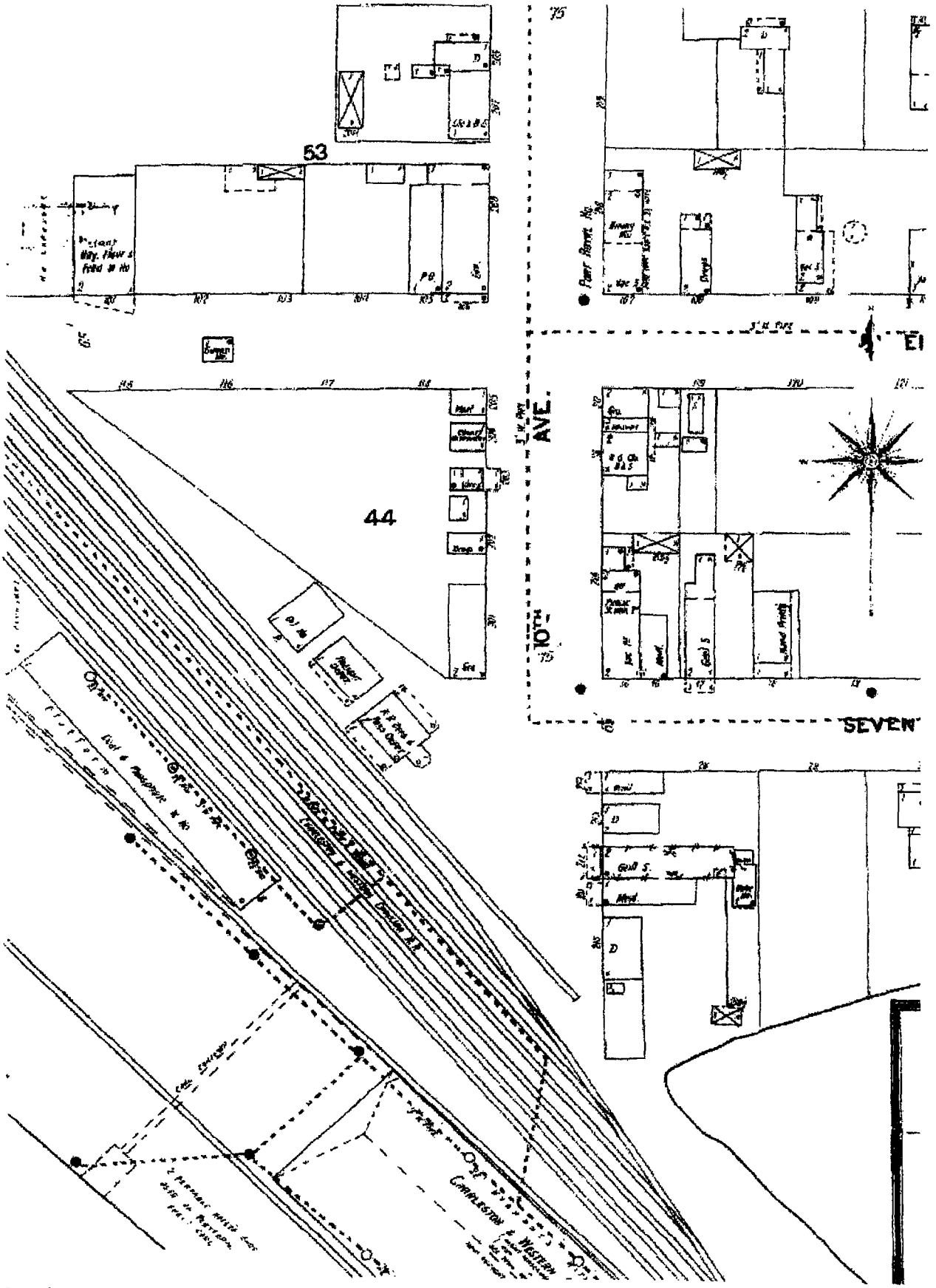
1899 Sanborn Map



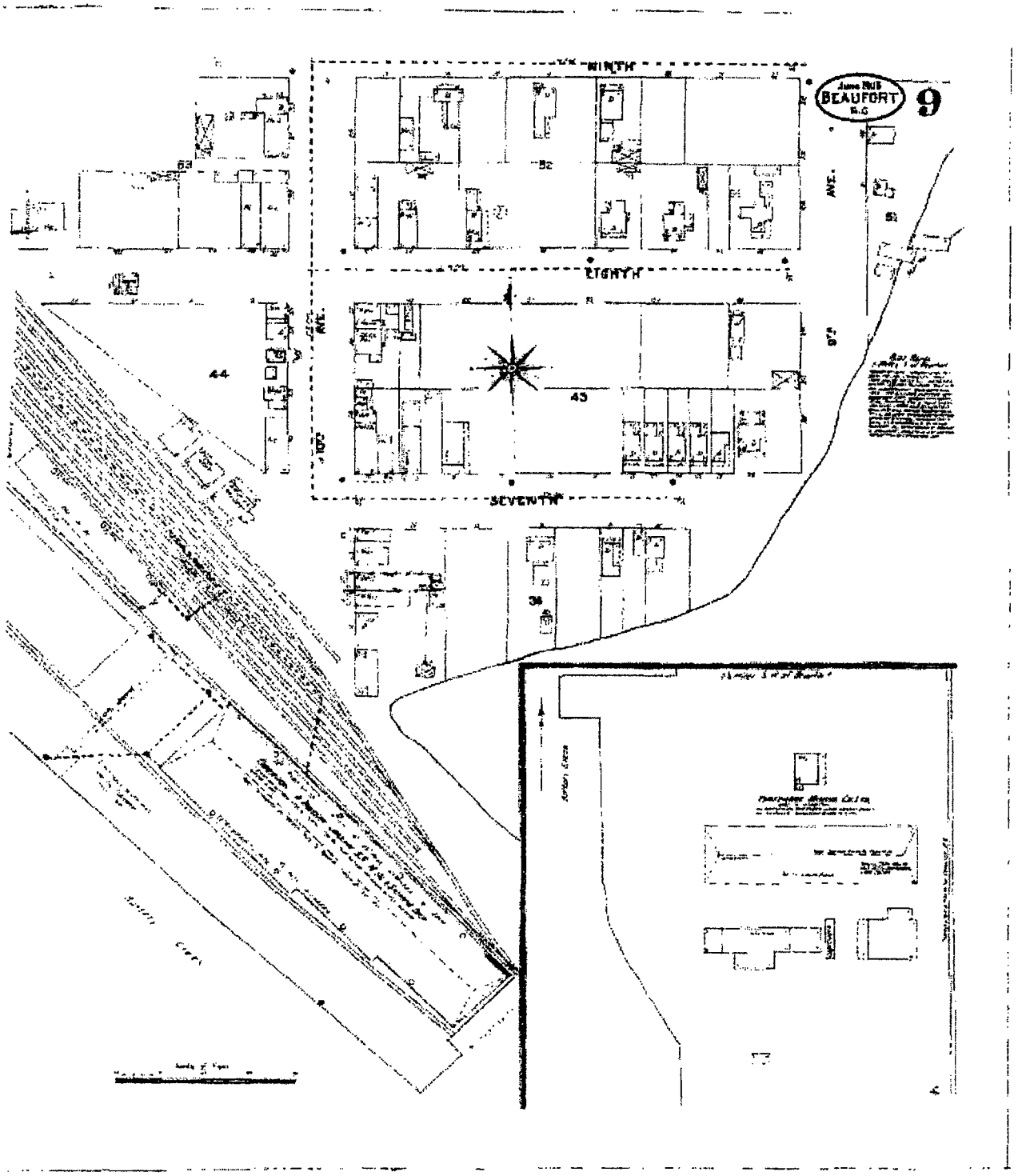
1899 Sanborn Map



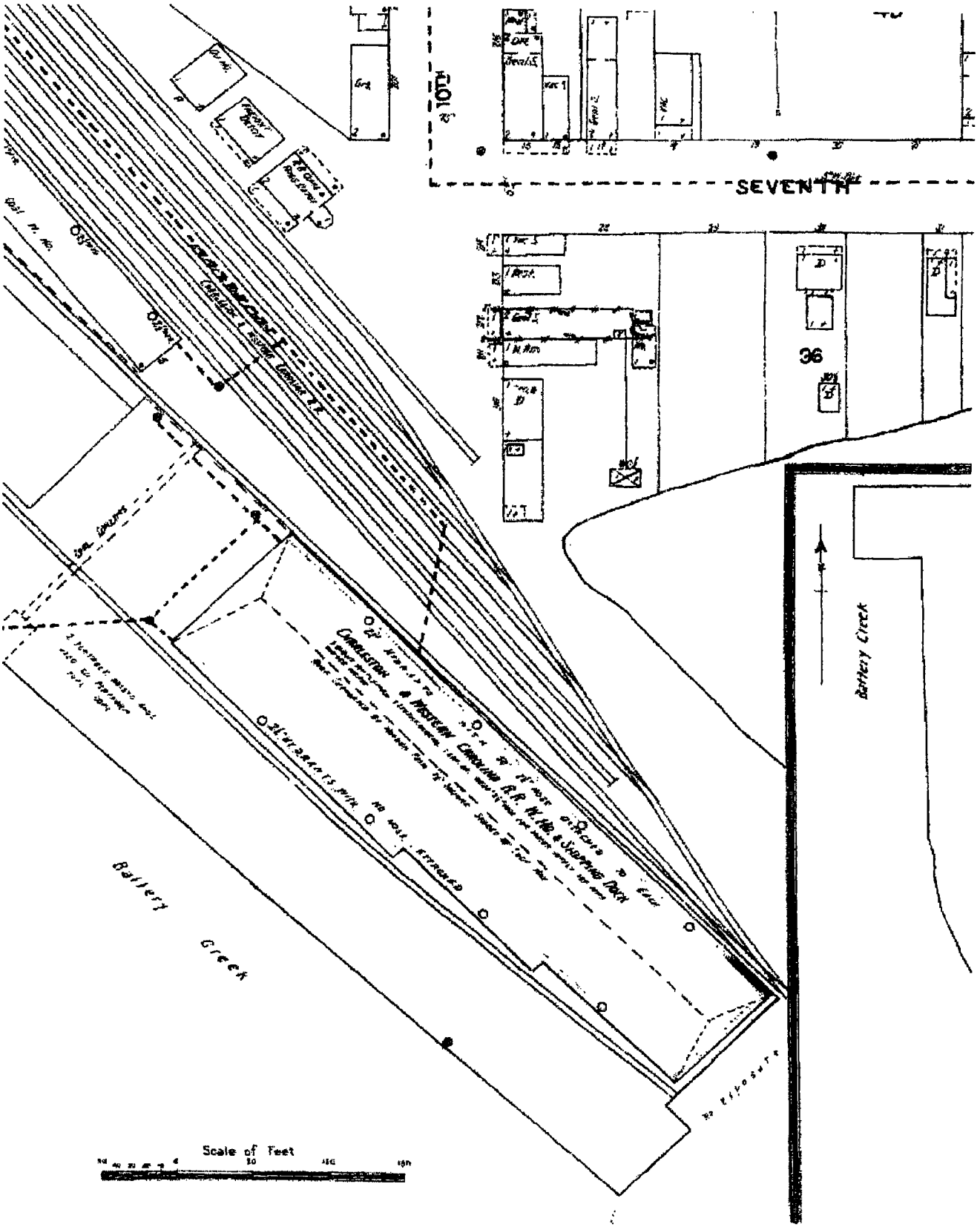
1899 Sanborn Map



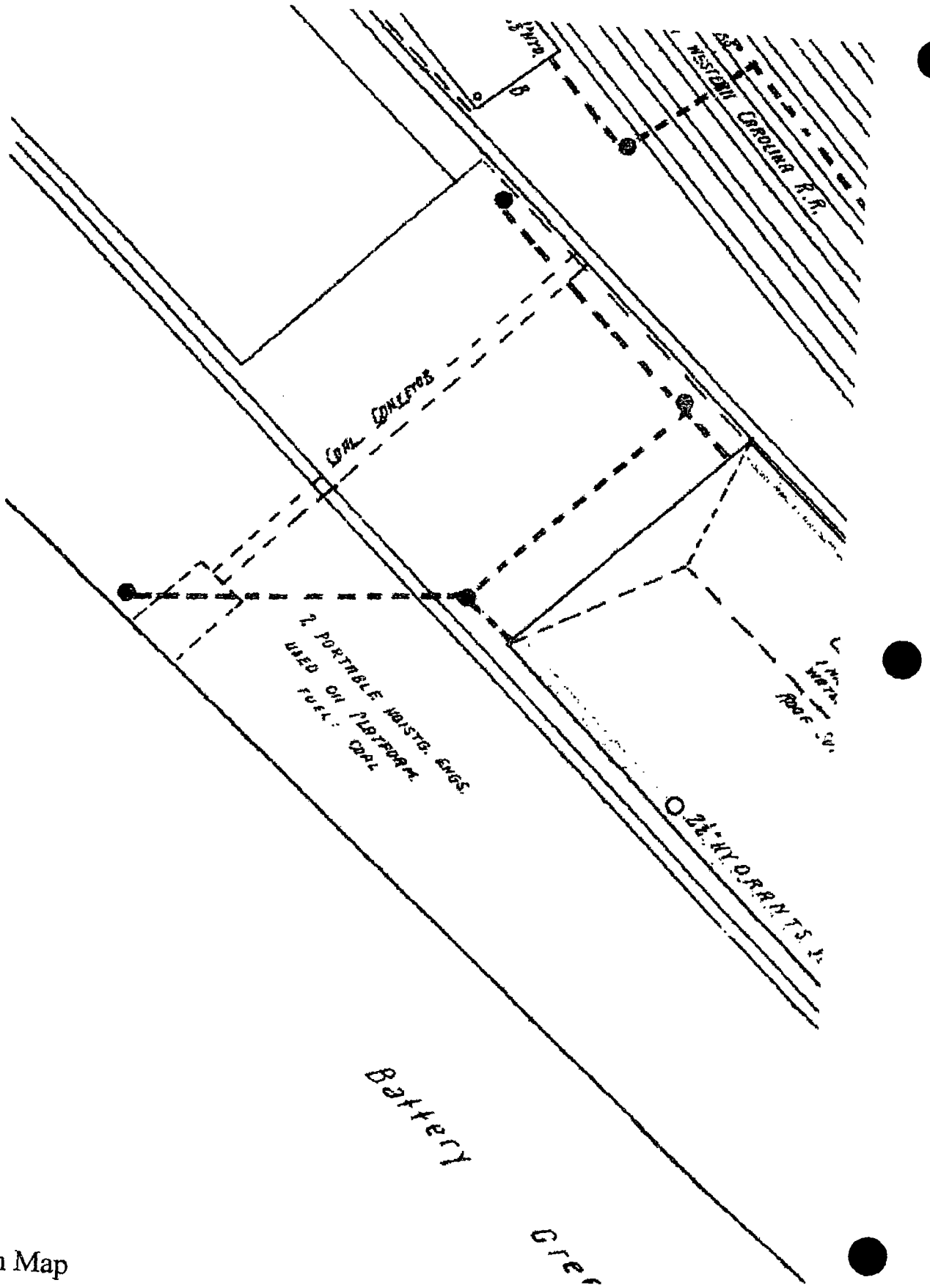
1899 Sanborn Map



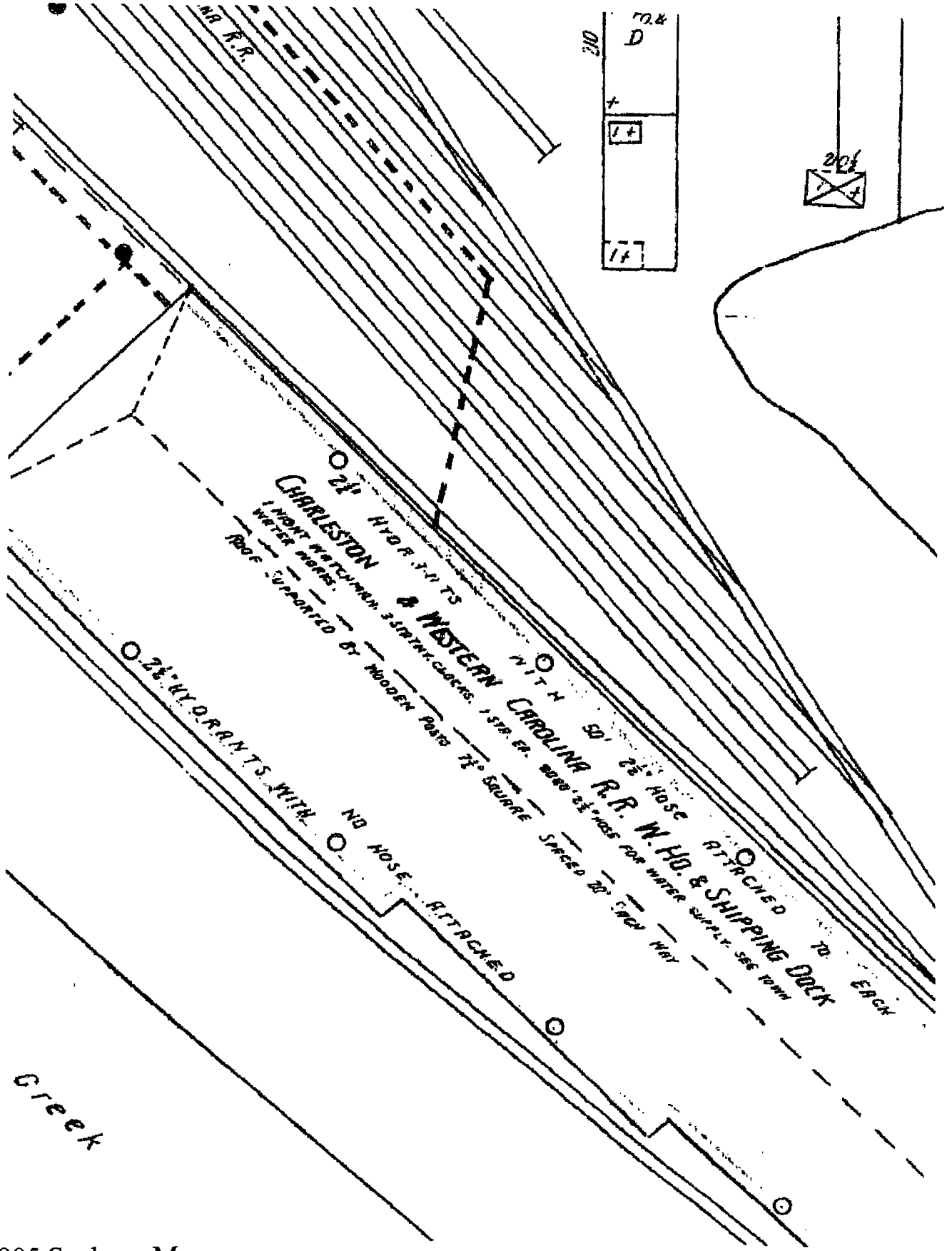
1905 Sanborn Map



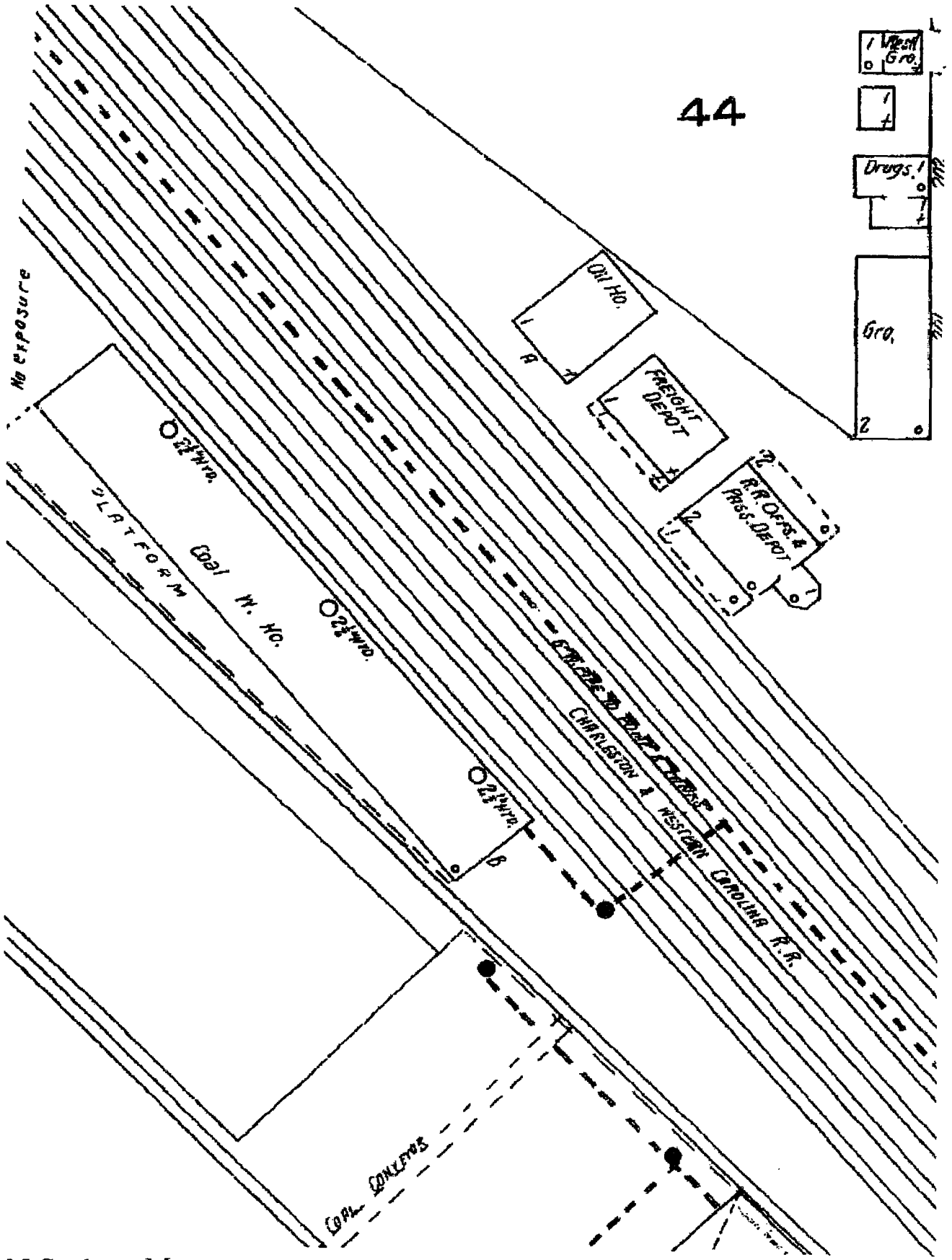
1905 Sanborn Map



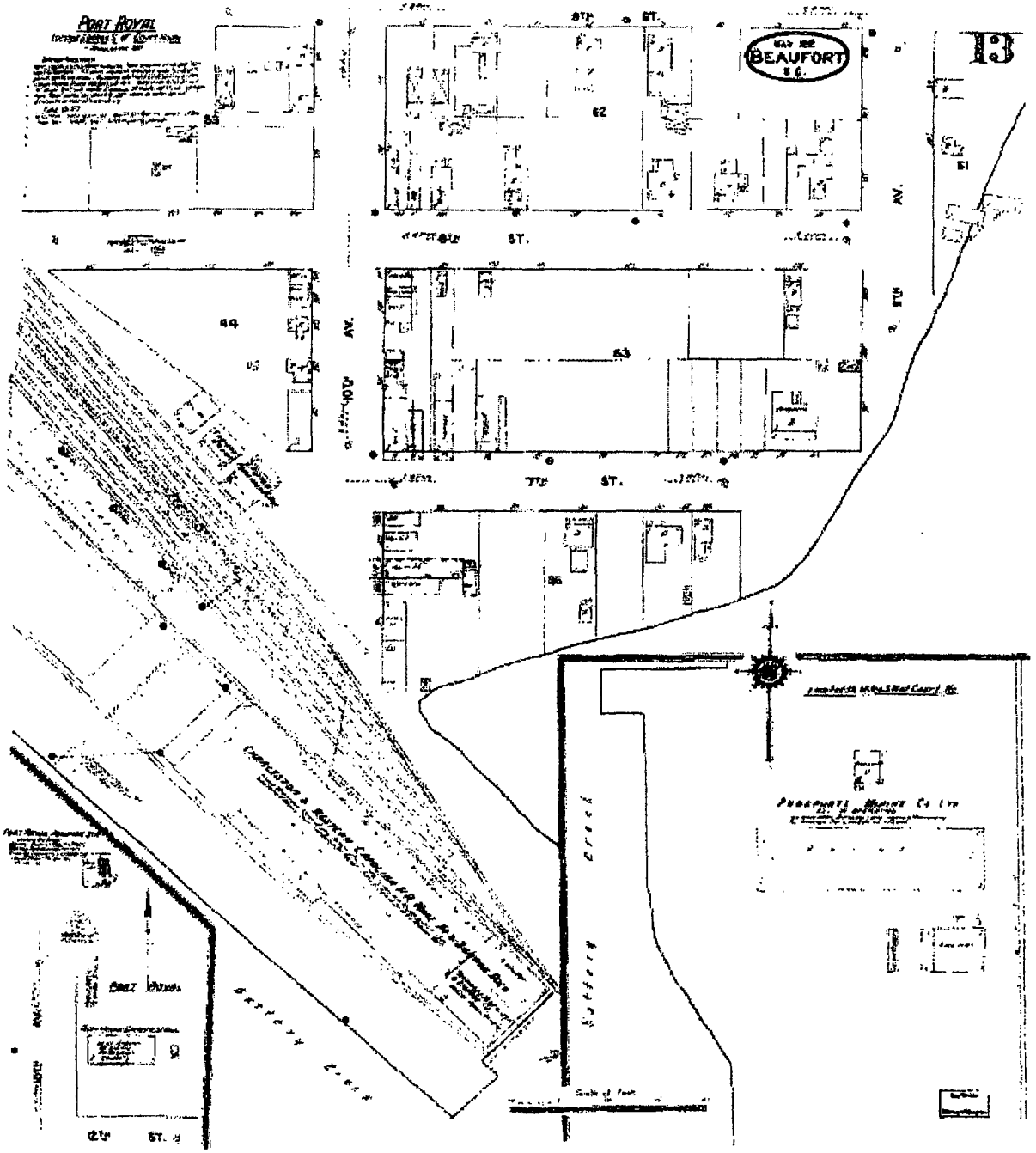
1905 Sanborn Map



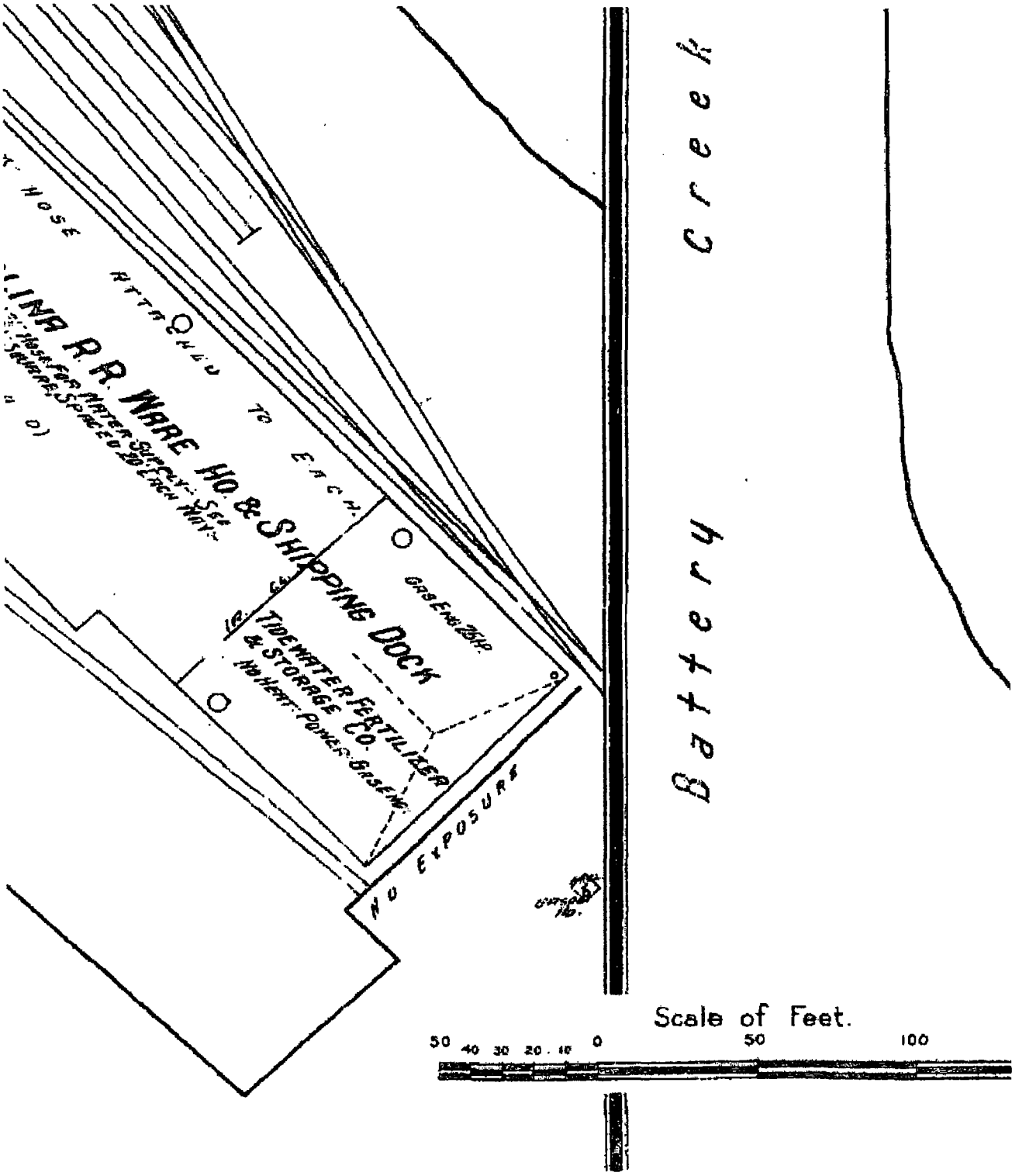
1905 Sanborn Map



1905 Sanborn Map



1912 Sanborn Map

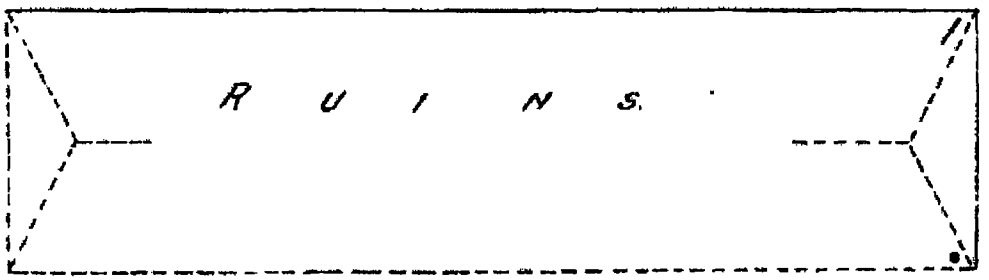


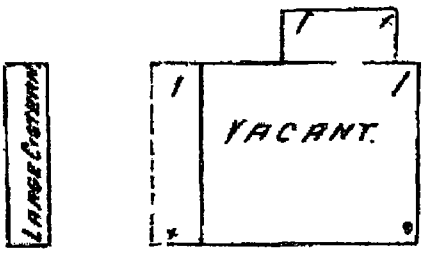
1912 Sanborn Map

PHOSPHATE MINING CO. LTD.

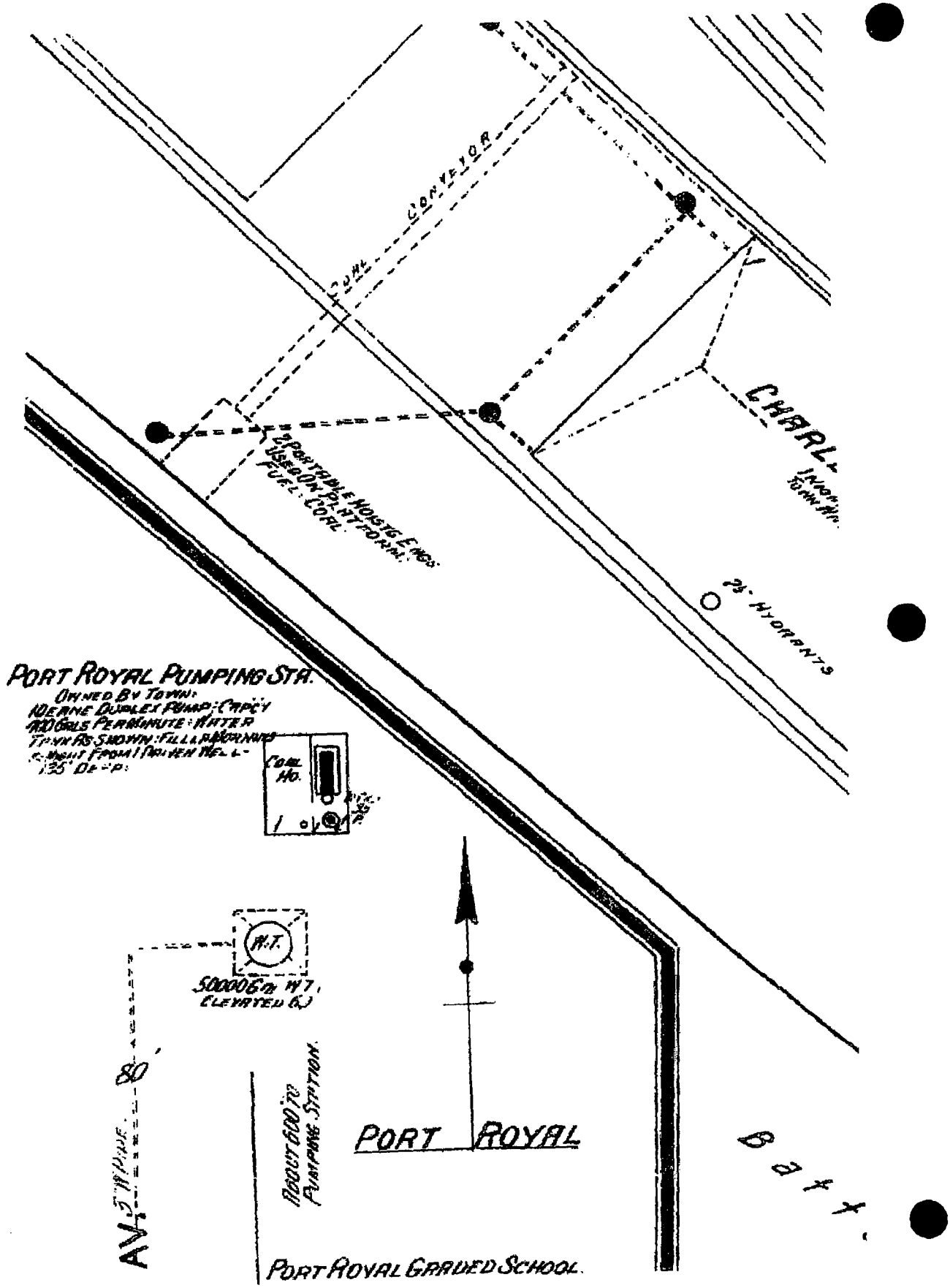
NOT IN OPERATION

NO WATCHMAN: OVERSEER LIVES NEARBY. MACHINERY: ALL REMOVED. BUILDINGS GOING TO RUIN.

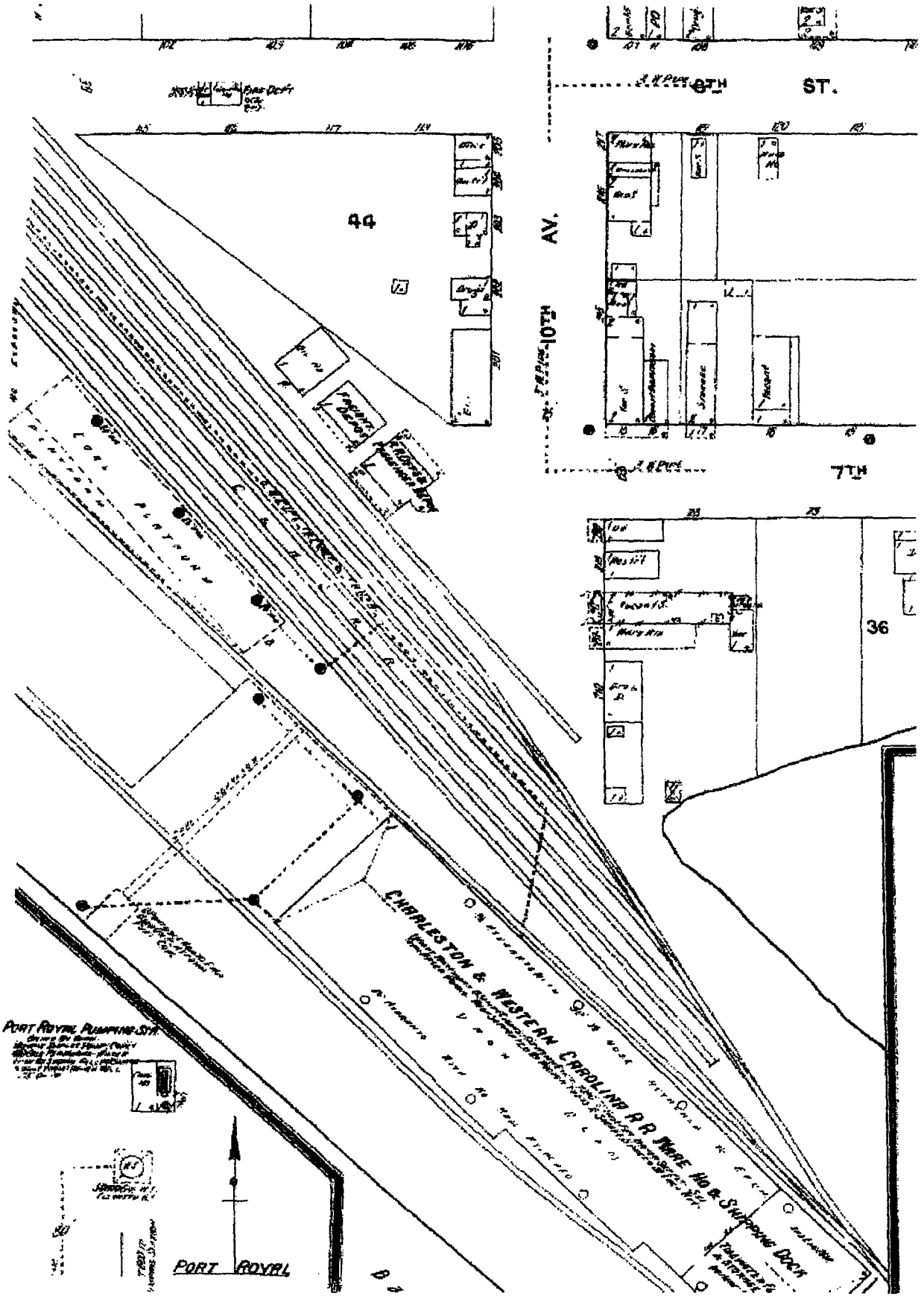




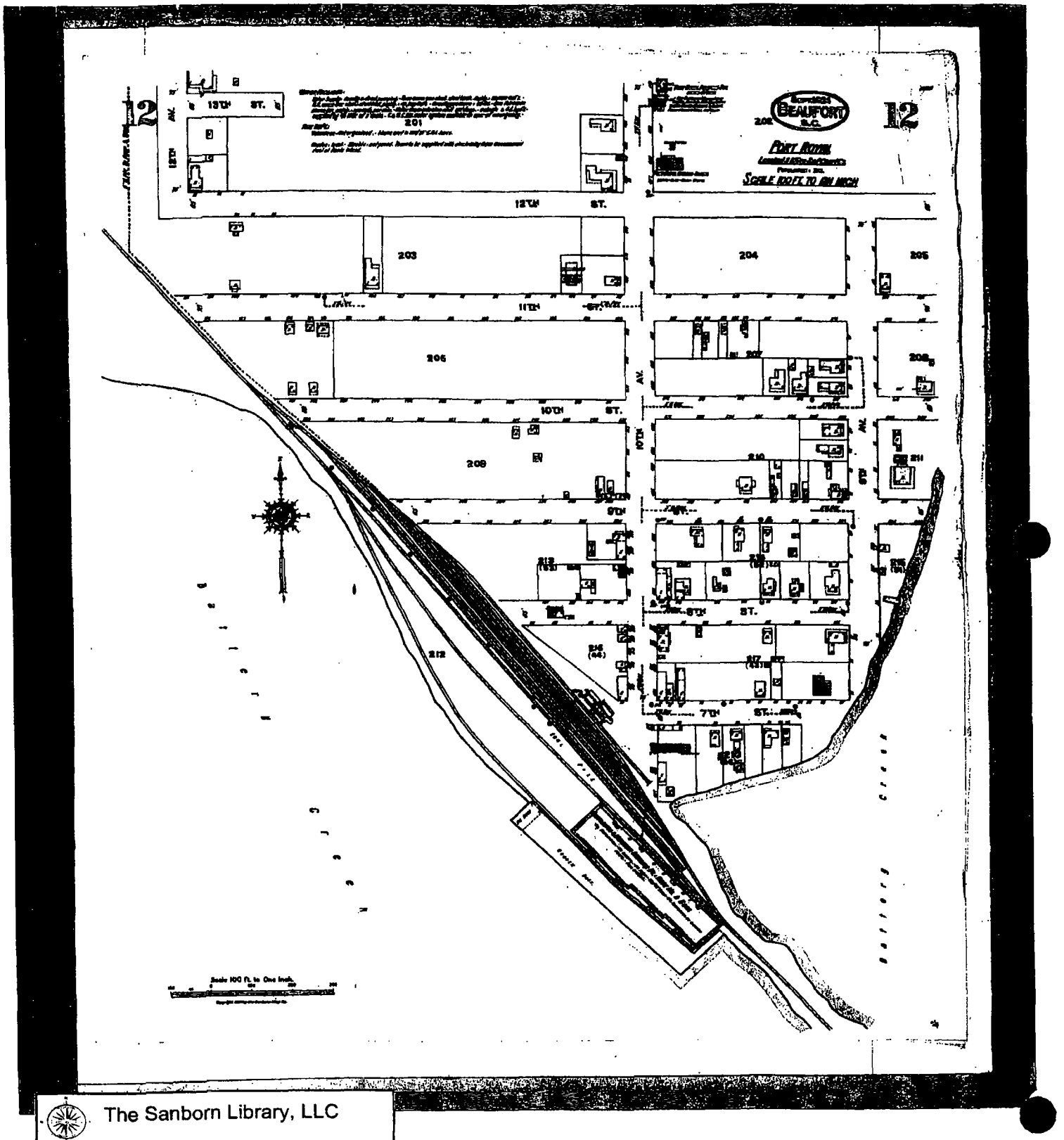
1912 Sanborn Map

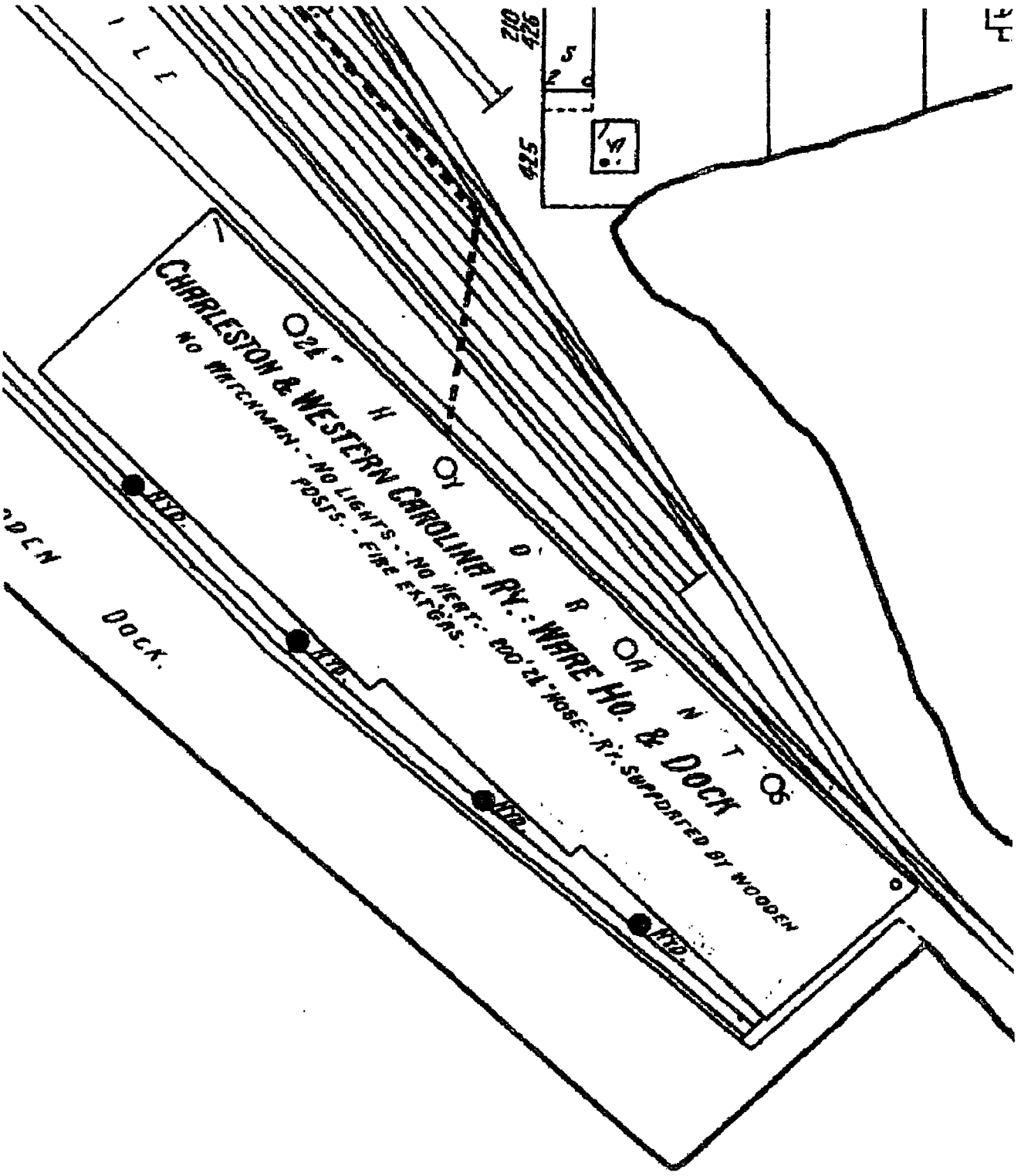


1912 Sanborn Map

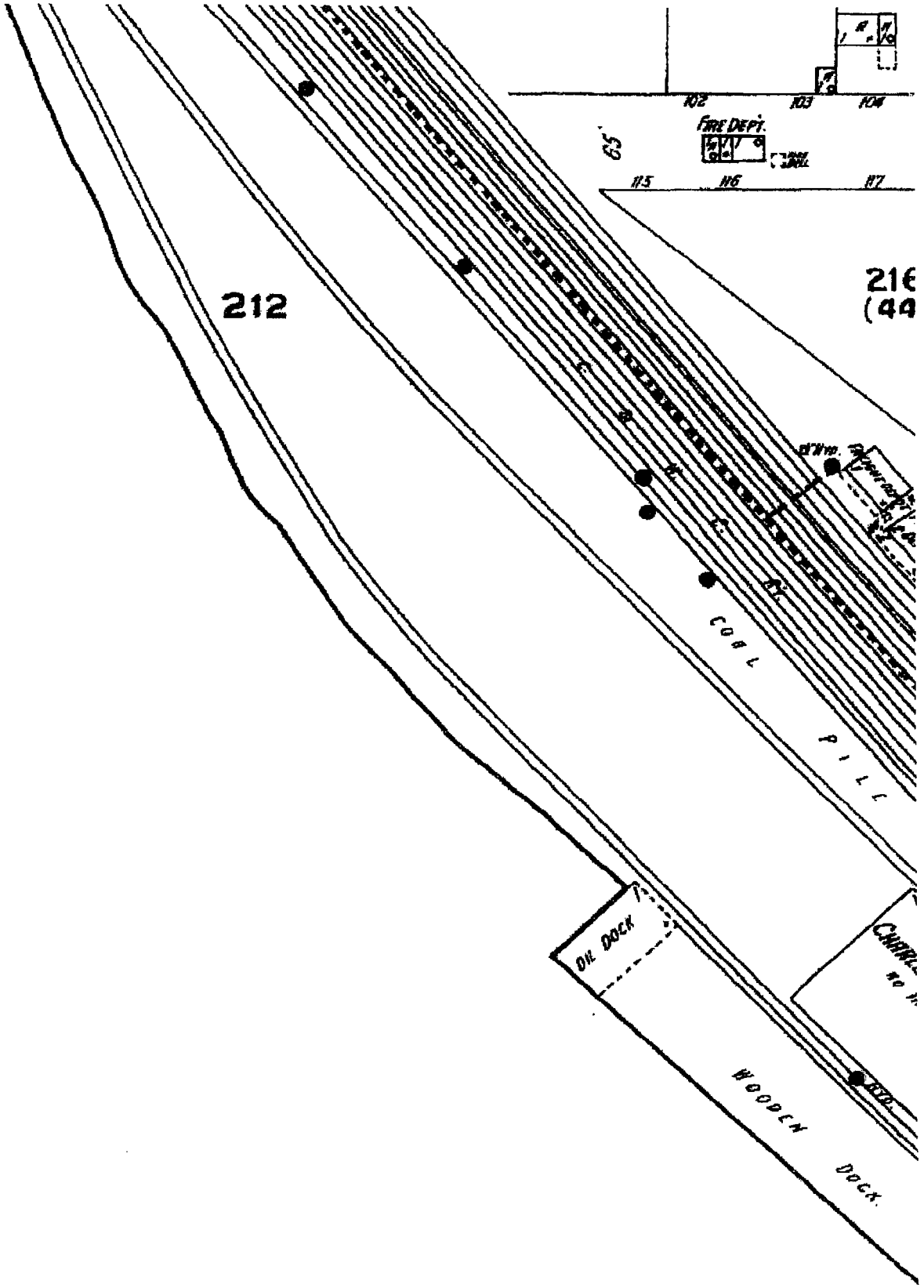


1912 Sanborn Map

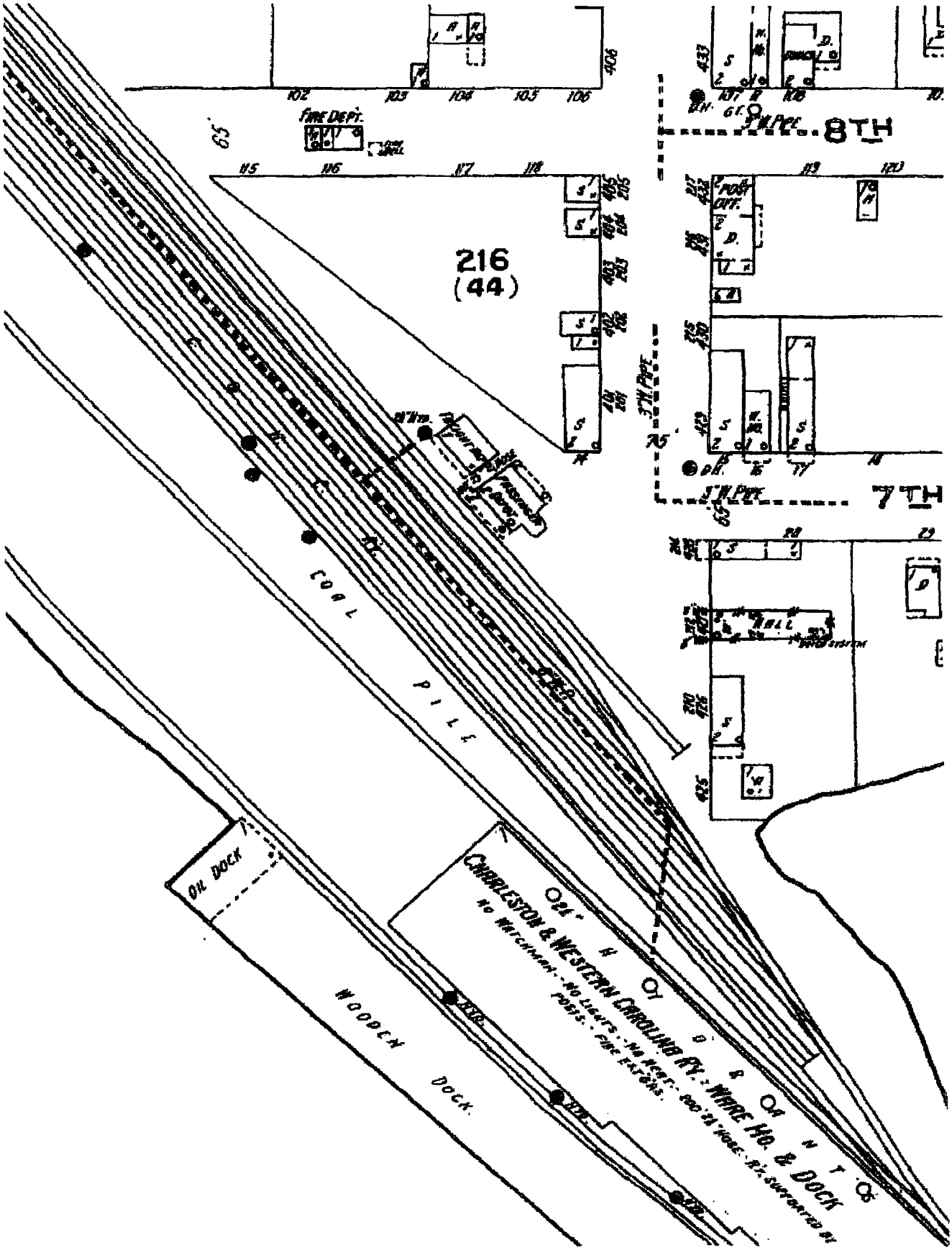




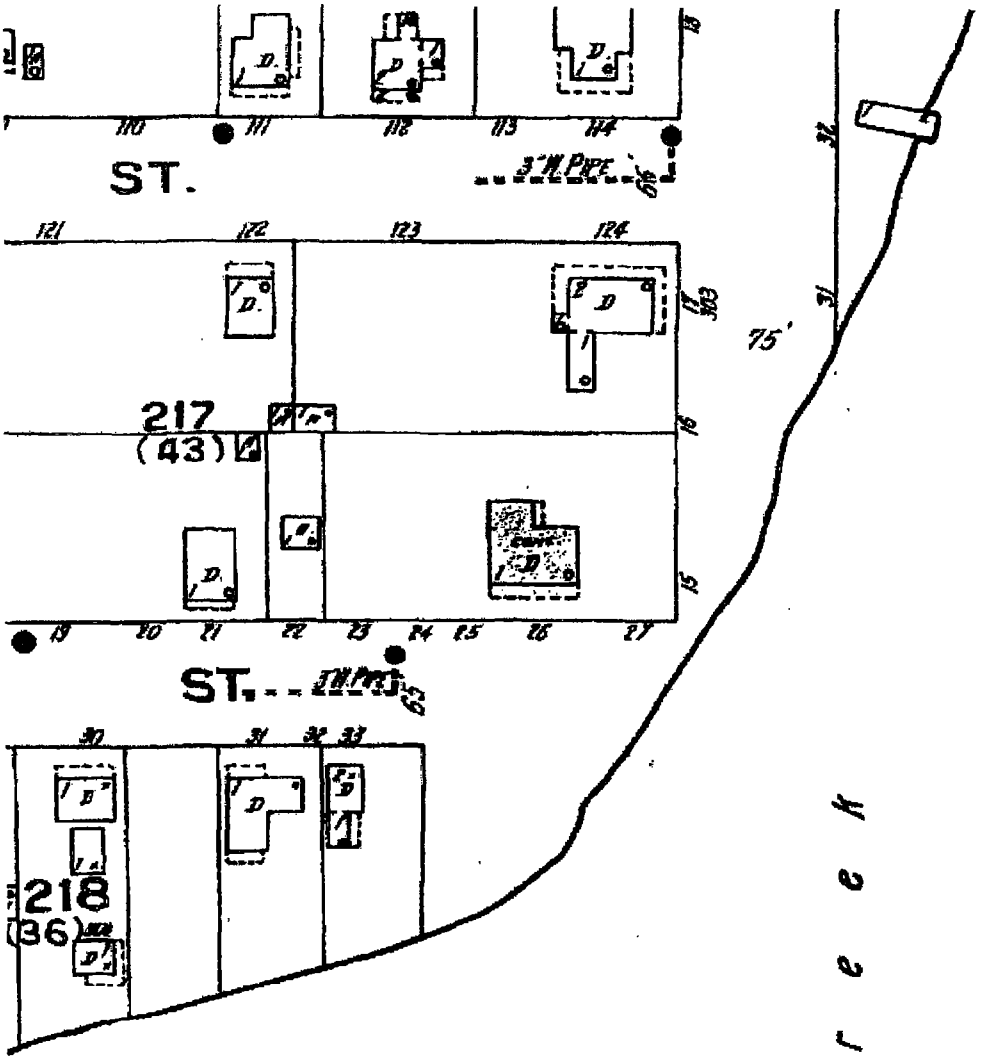
1924 Sanborn Map



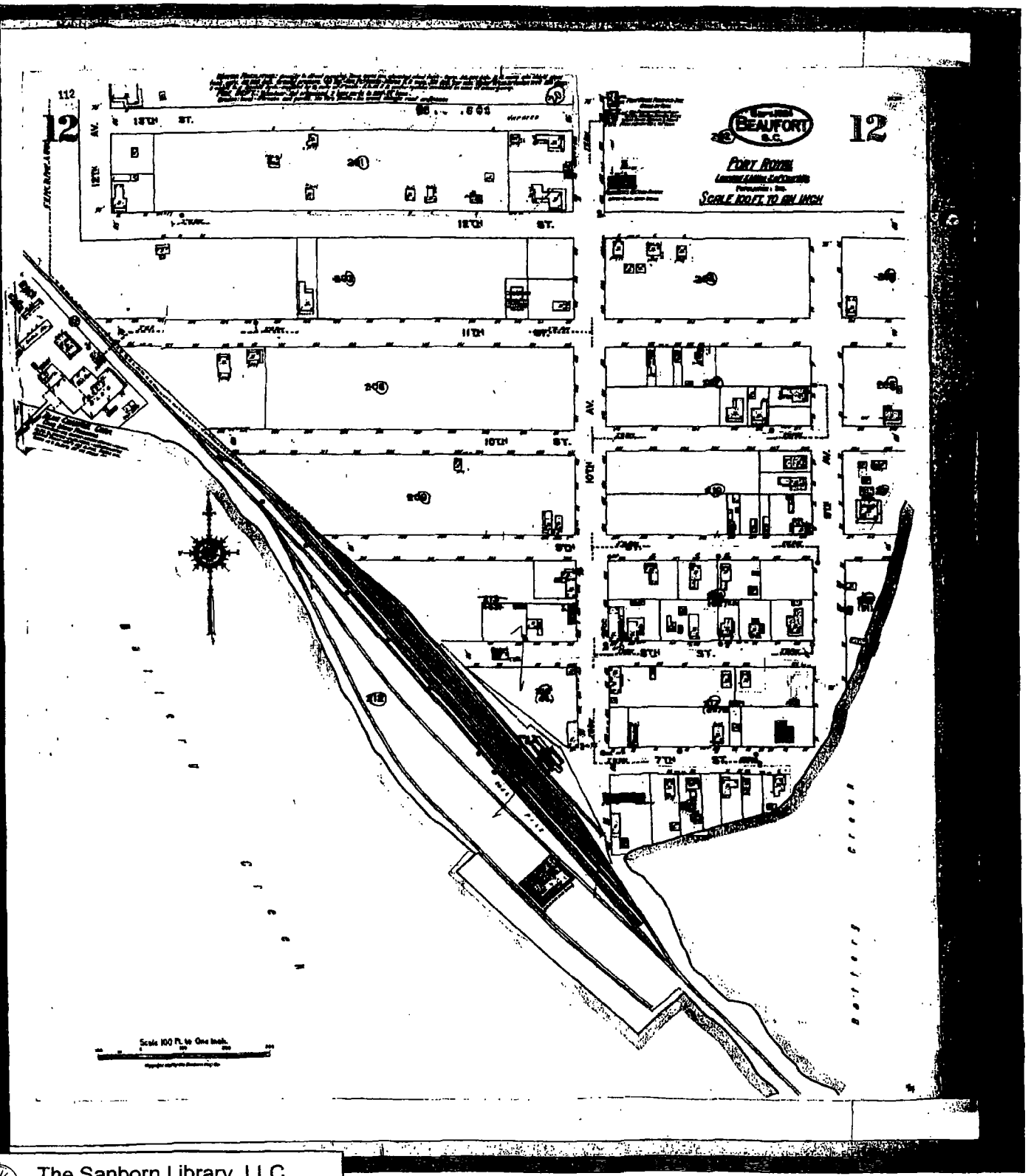
1924 Sanborn Map

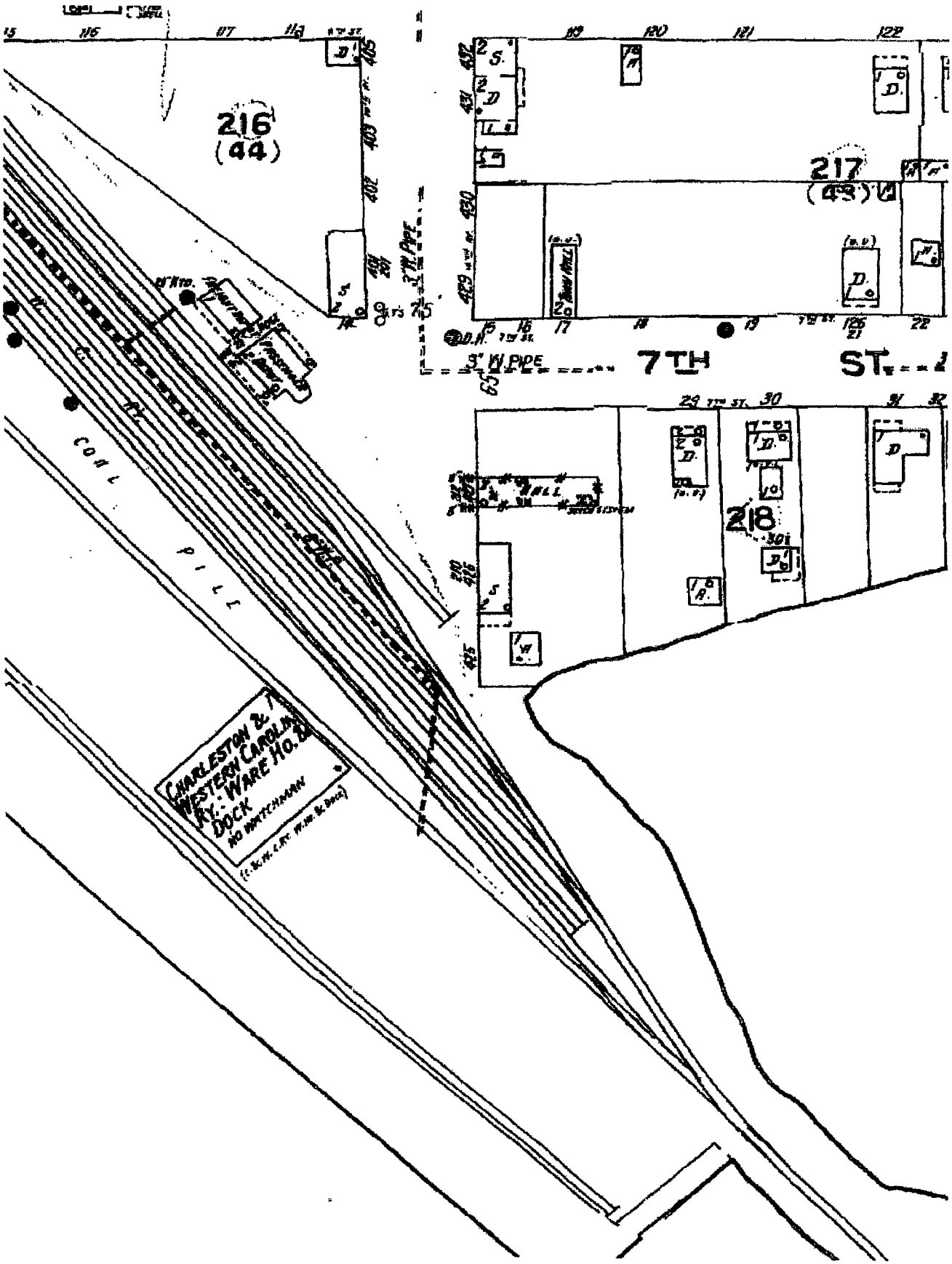


1924 Sanborn Map

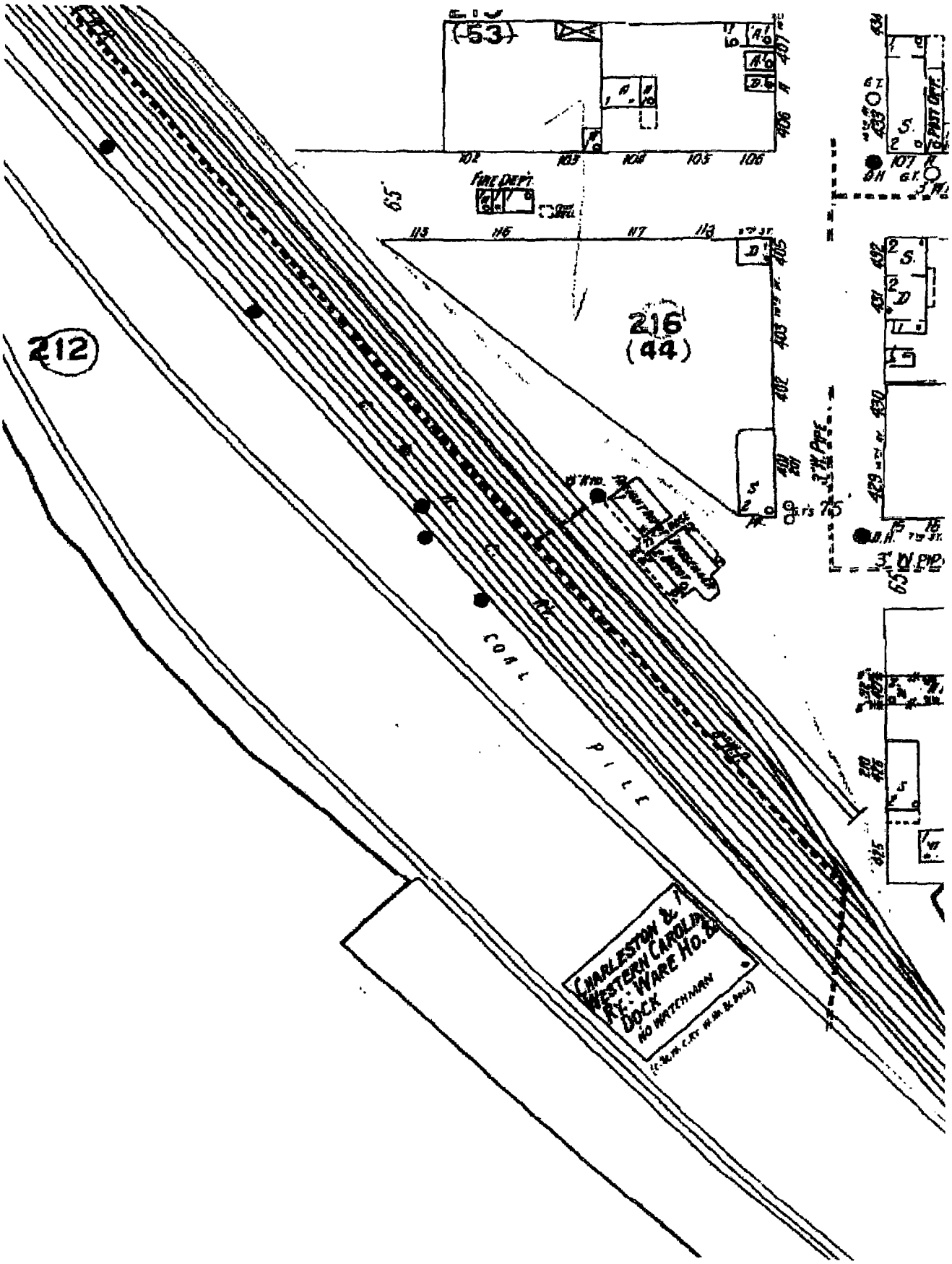


1924 Sanborn Map

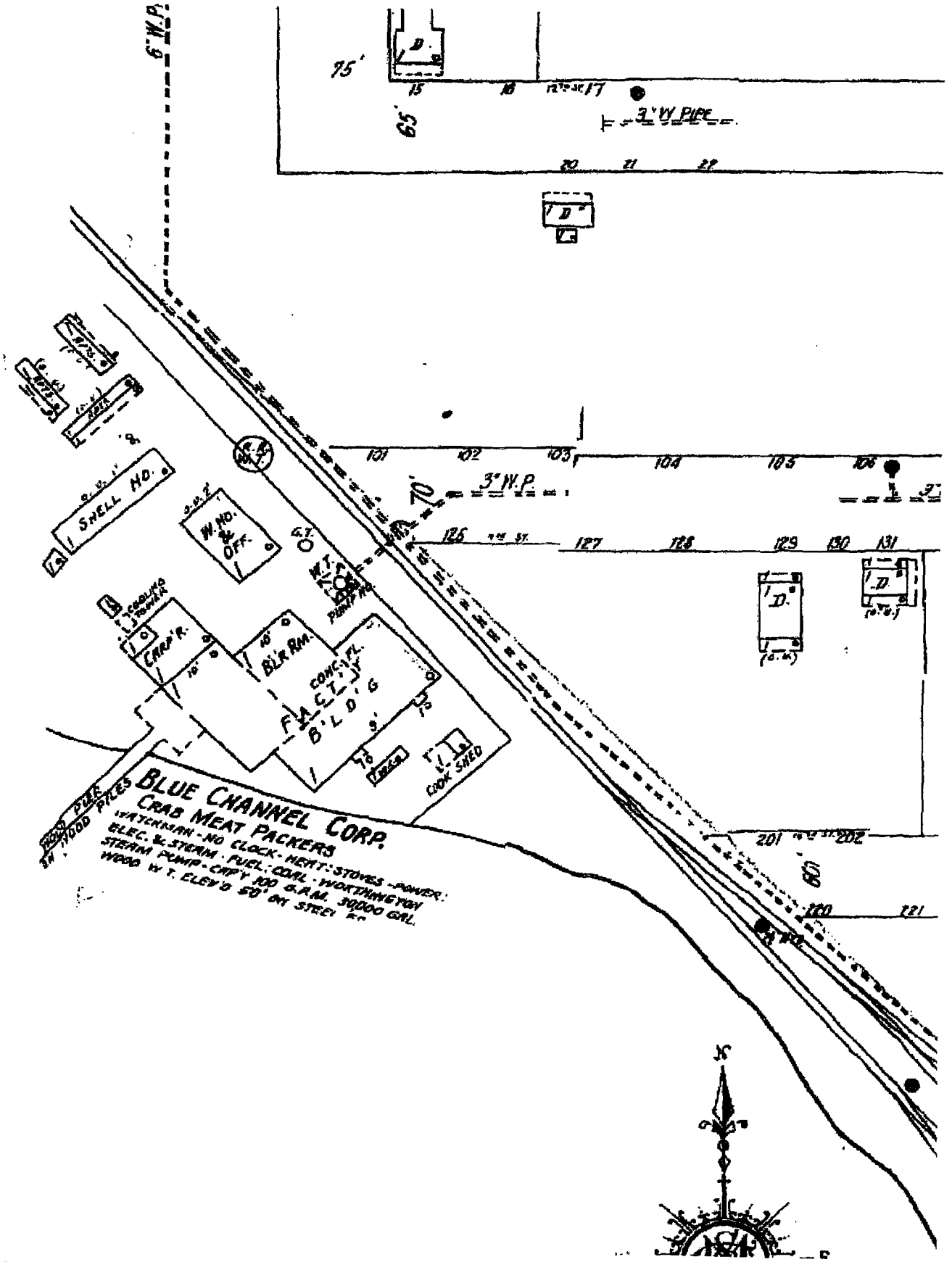




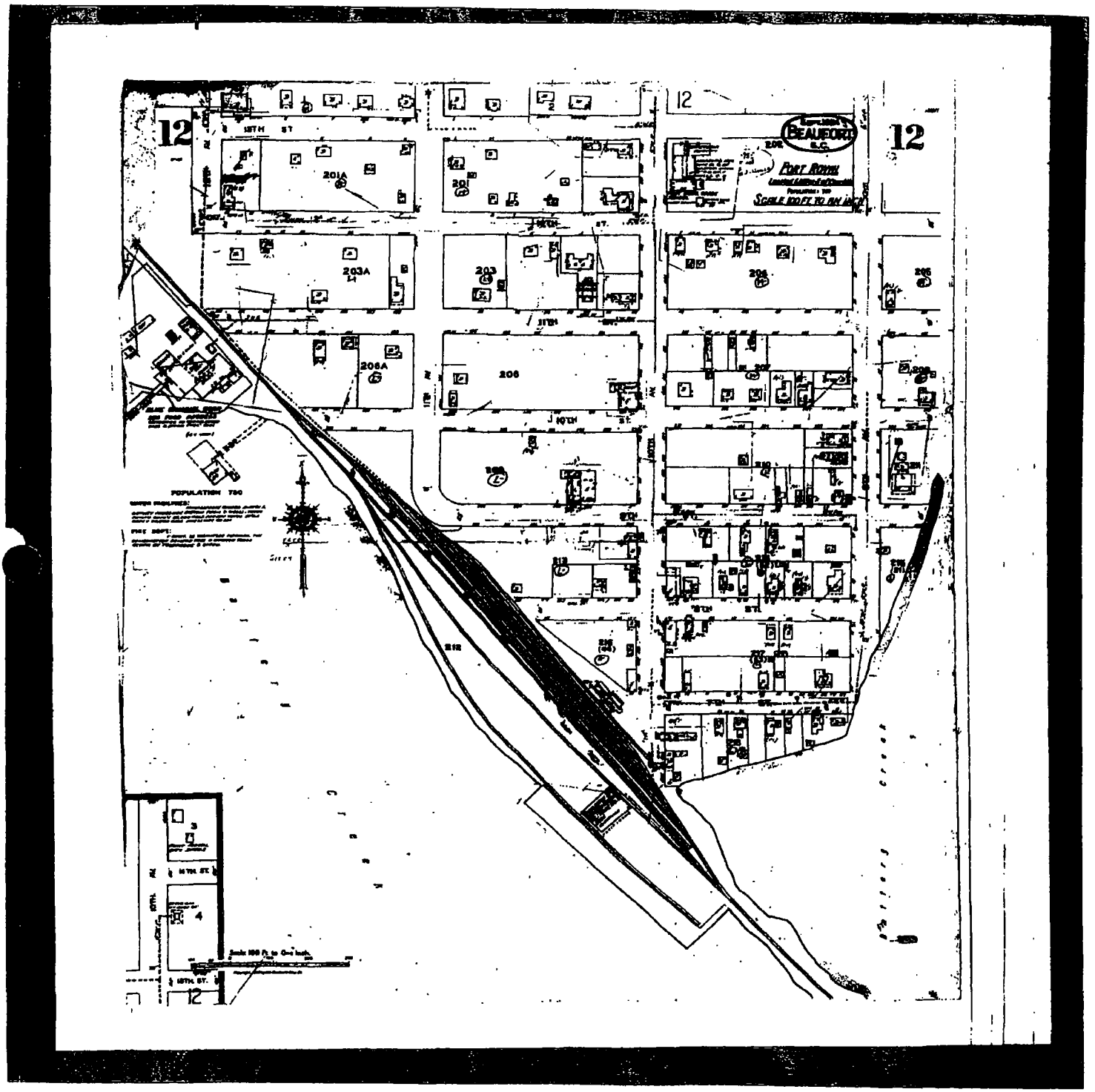
1942 Sanborn Map

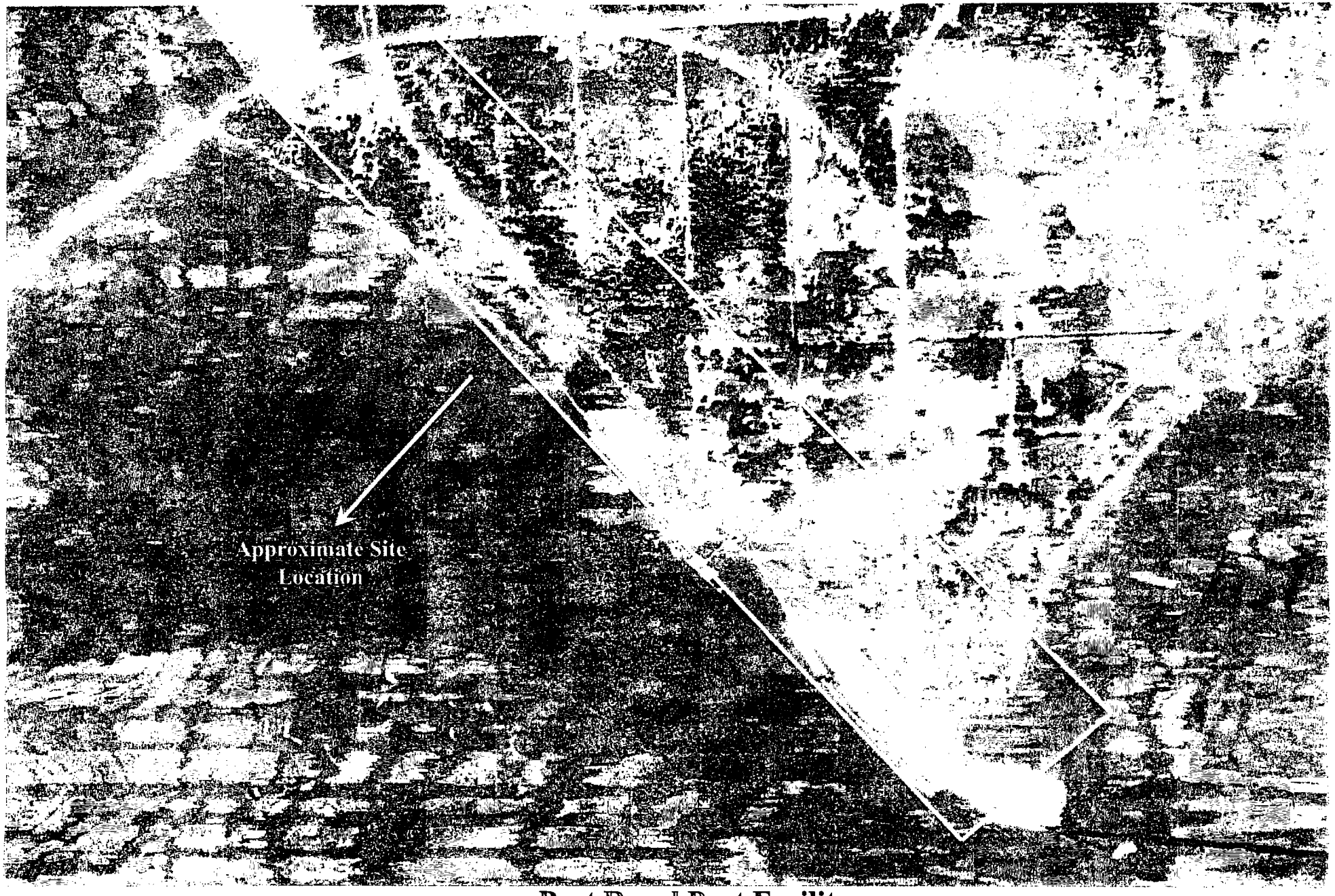


1942 Sanborn Map



1942 Sanborn Map



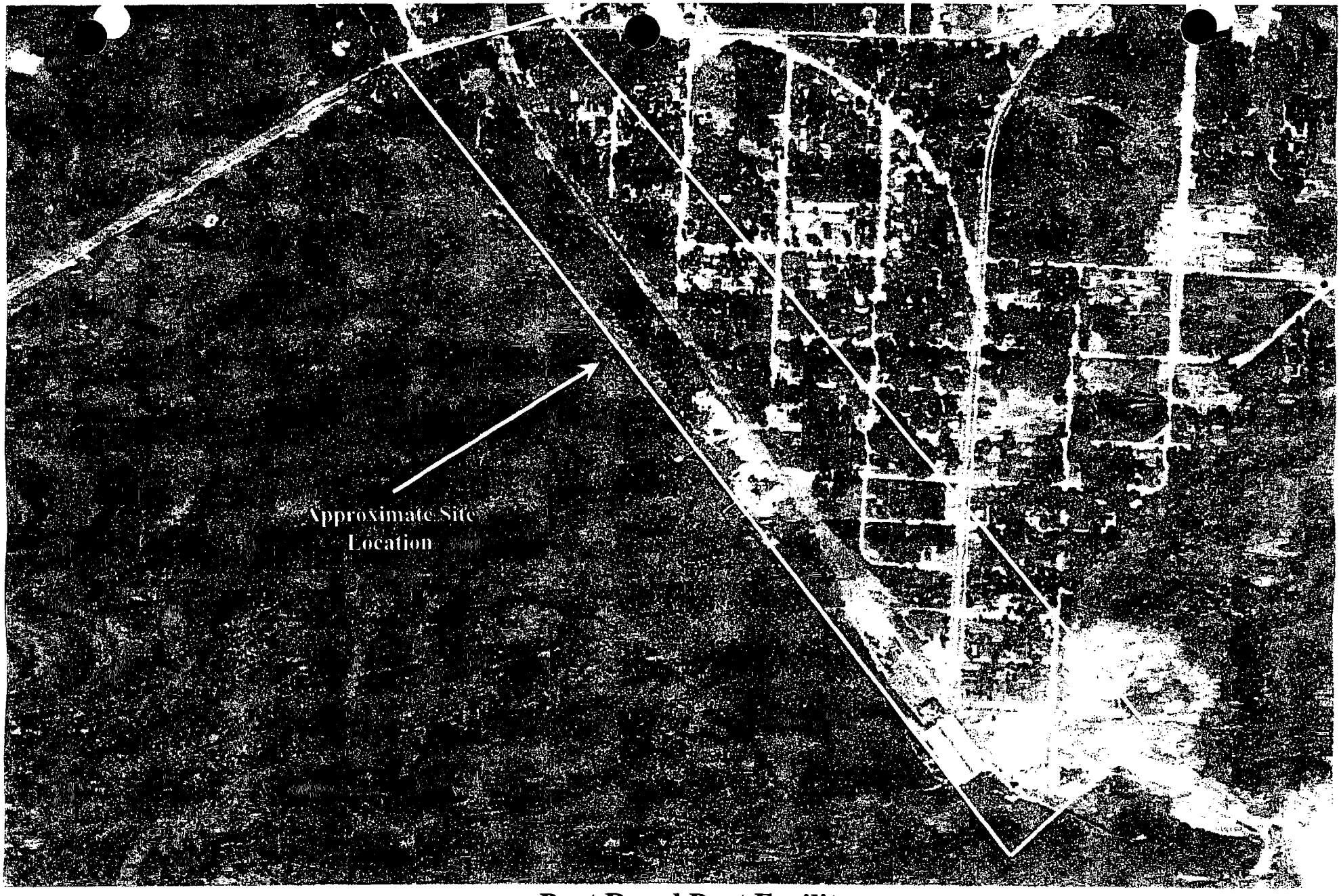


Port Royal Port Facility

Port Royal, South Carolina

S&ME Job #1134-05-201

1951 Aerial Photograph



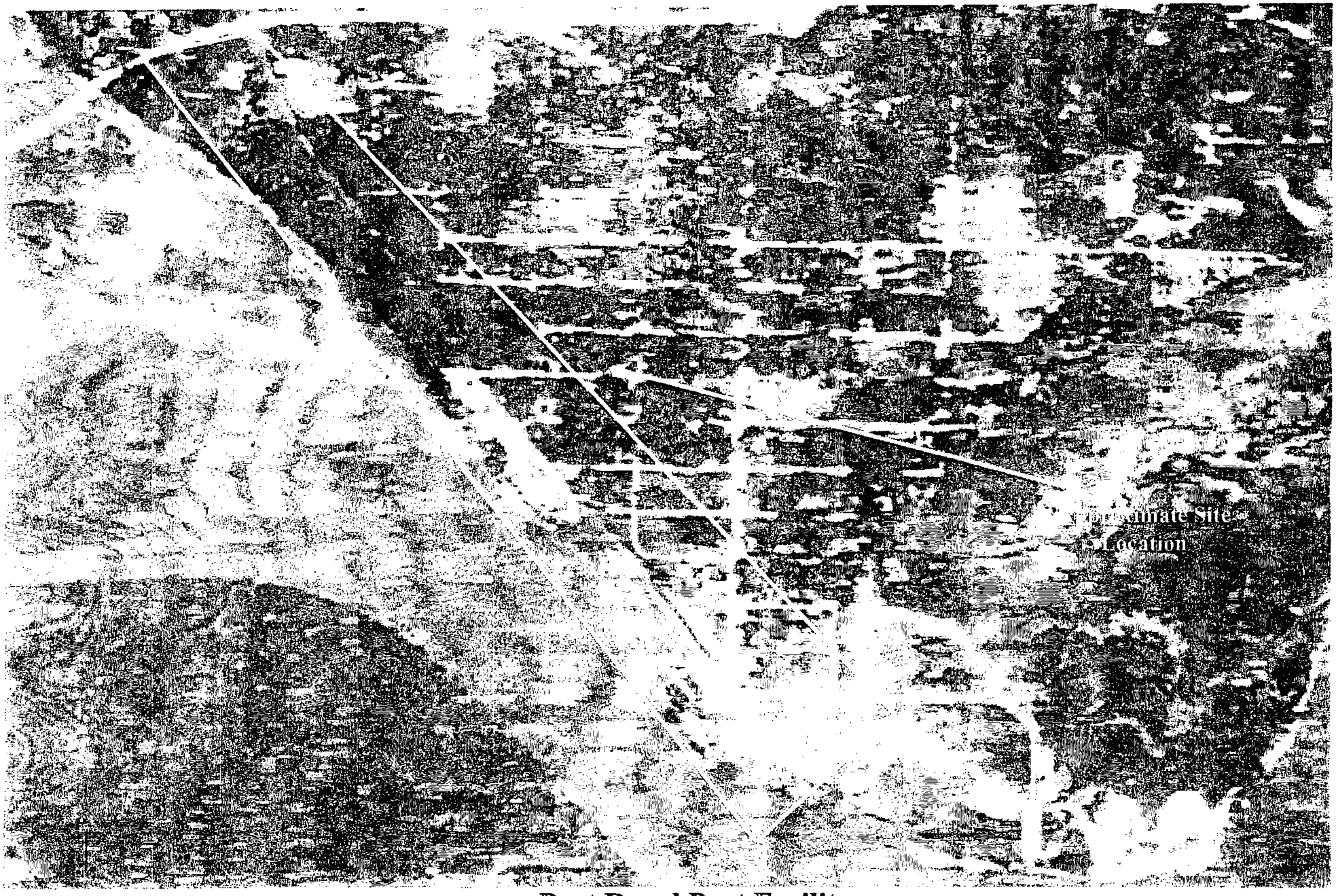
S&ME

Port Royal Port Facility

Port Royal, South Carolina

S&ME Job #1134-05-201

1965 Aerial Photograph



Port Royal Port Facility

Port Royal, South Carolina

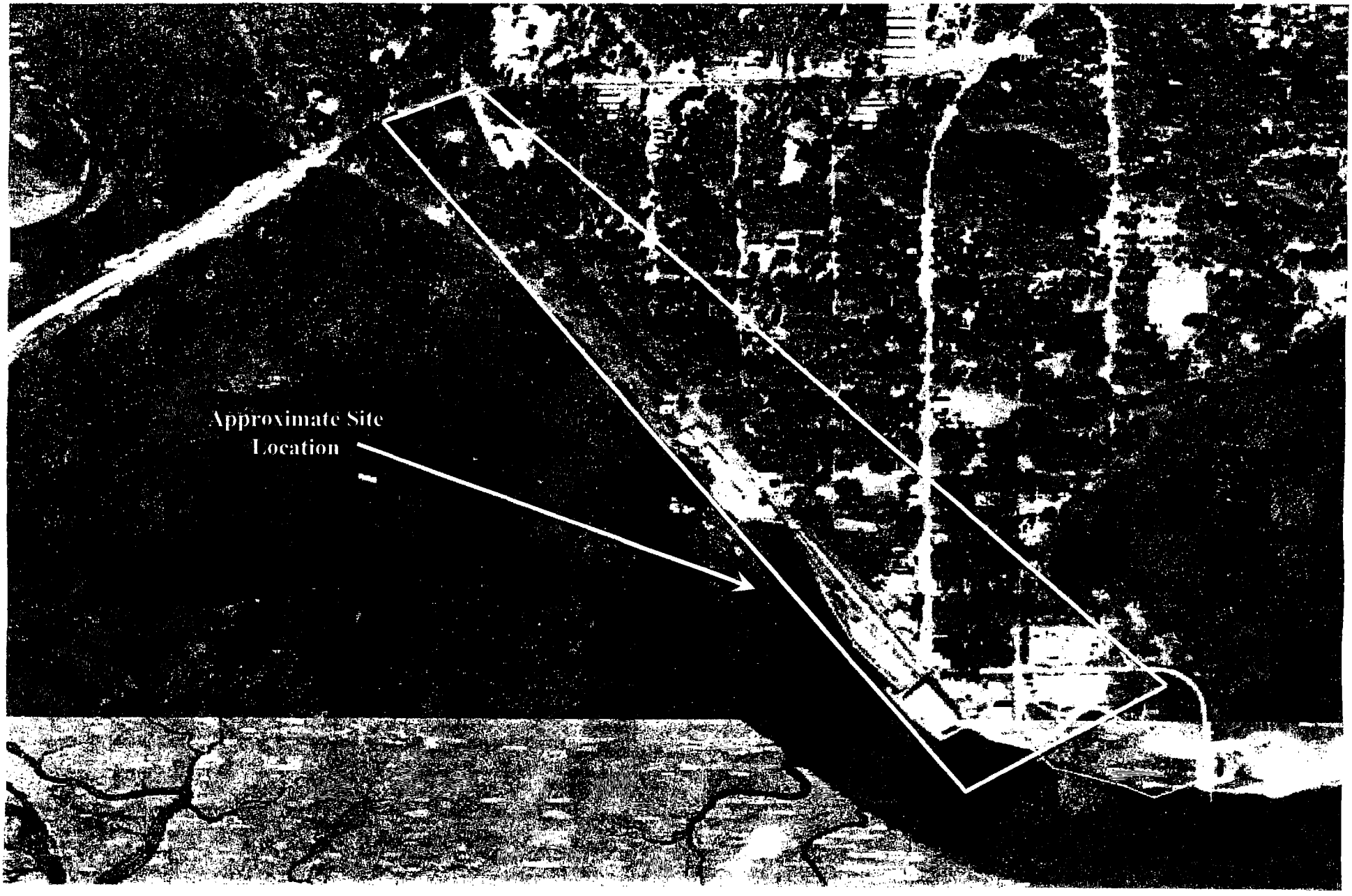
S&ME Job #1134-05-201

1972 Aerial Photograph

S&ME

Port Royal Port Facility
Port Royal, South Carolina
S&ME Job #1134-05-201

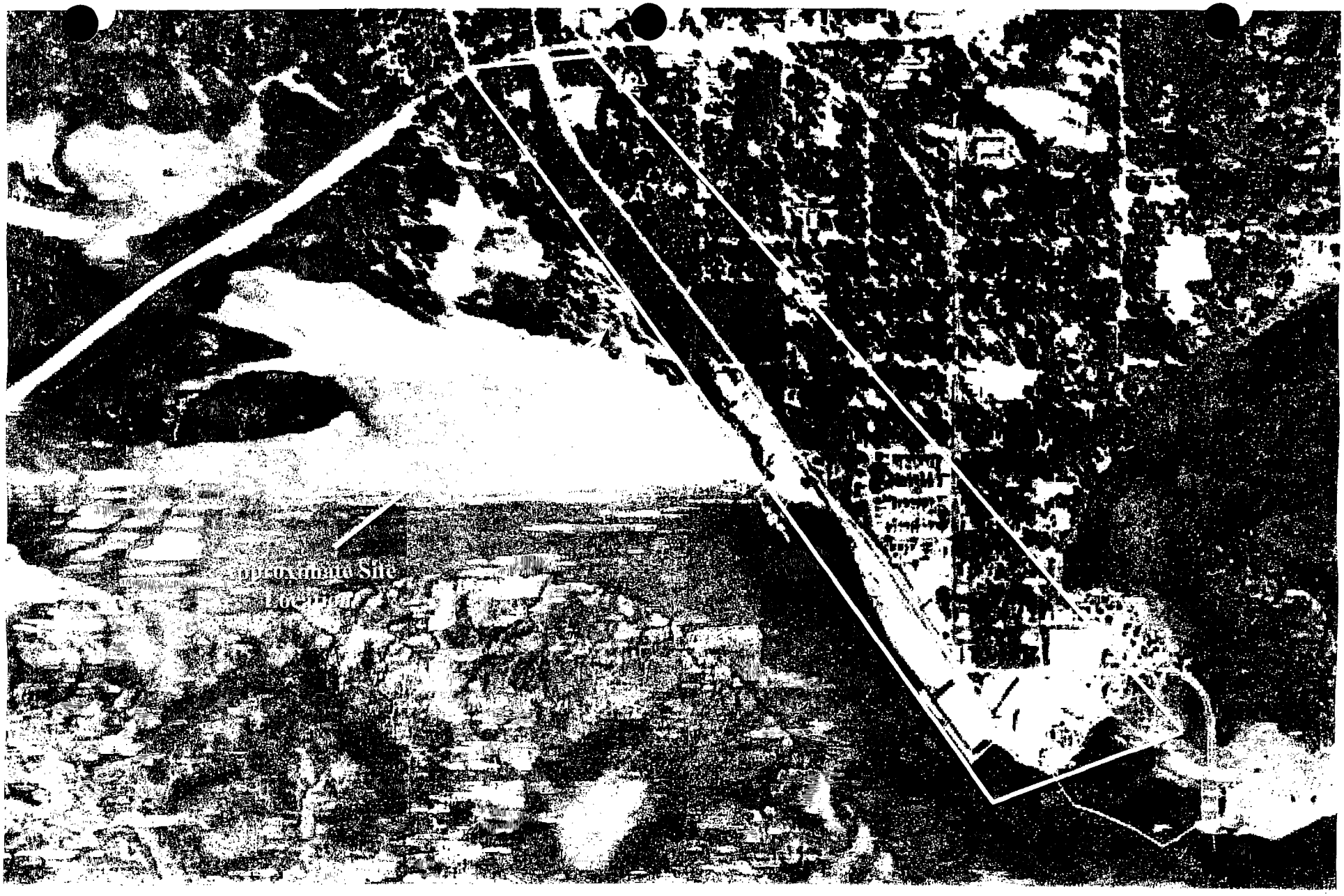
1979 Aerial Photograph



S&ME

Port Royal Port Facility
Port Royal, South Carolina
S&ME Job #1134-05-201

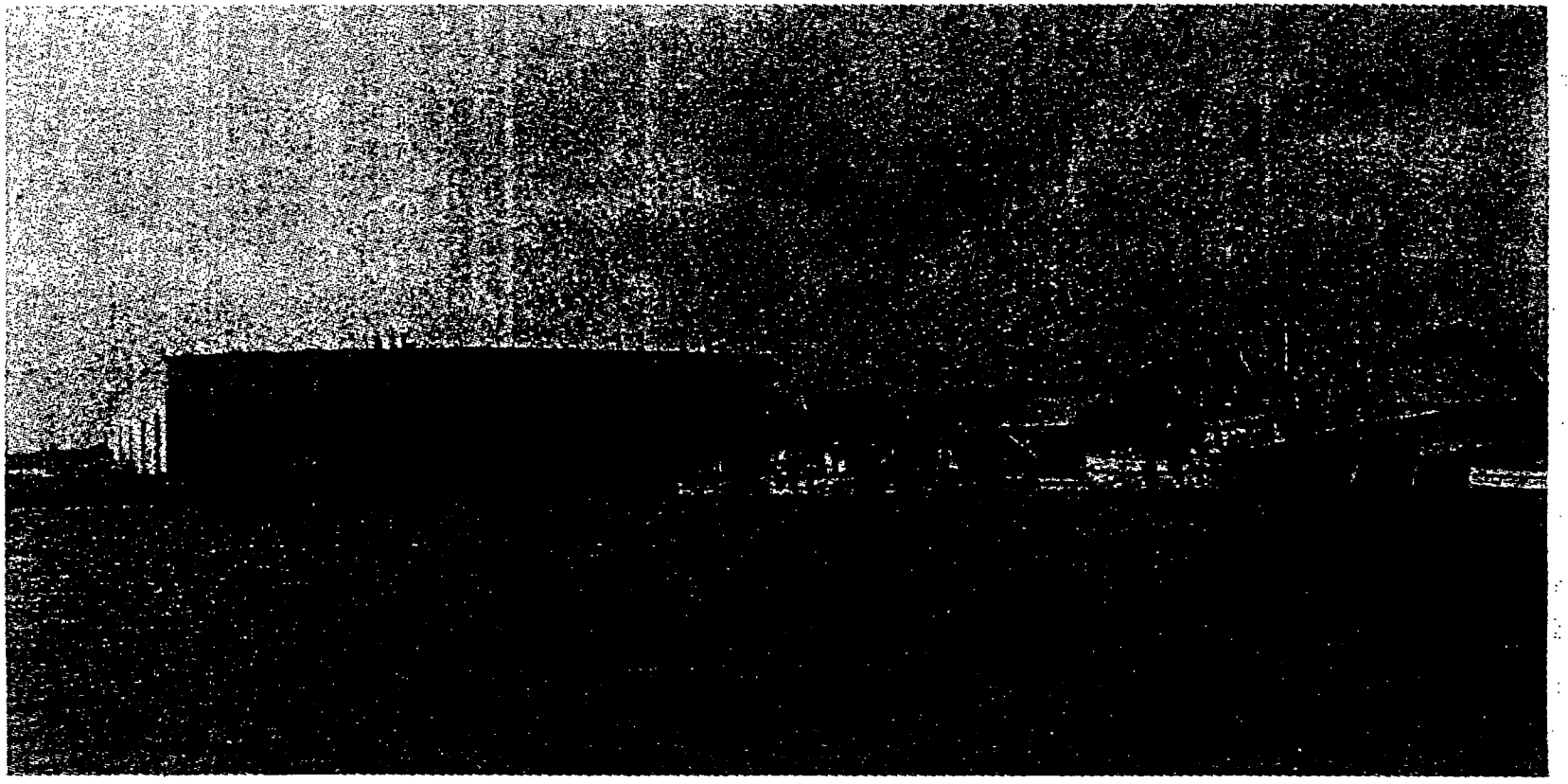
1994 Aerial Photograph



S&ME

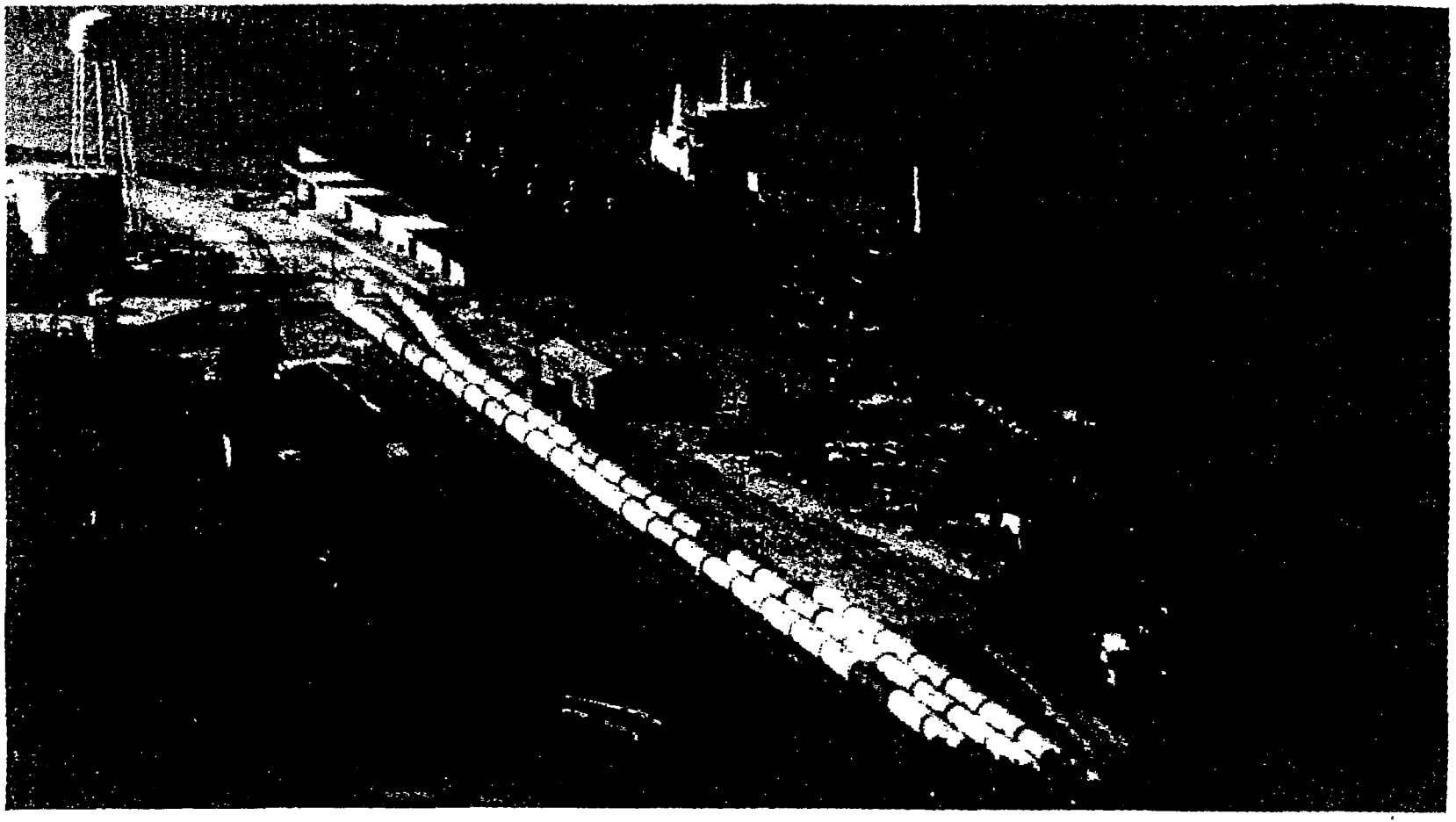
Port Royal Port Facility
Port Royal, South Carolina
S&ME Job #1134-05-201

1999 Aerial Photograph



State Pier 2l at Port Royal while under construction

Job No : 1134-05-201	S&ME	**1958 Photograph of Port Royal Terminal**
Date: April 19, 2005		Port Royal, South Carolina
Scale: NTS		



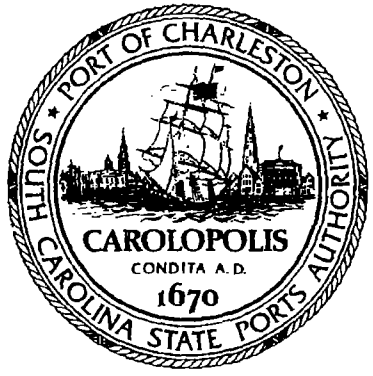
Port Royal Terminal with a Repap vessel in 1987

Job No : 1134-05-201	S&ME	**1987 Photograph of Port Royal Terminal**
Date: April 19, 2005		Port Royal, South Carolina
Scale: NTS		

Battery Creek Seafood dock and facilities, part of the SPA's effort to meet the town's wishes for a seafood-tourist oriented section of the waterfront.

Job No : 1134-05-201	S&ME	**1988 Photograph of Port Royal Terminal**
Date: April 19, 2005		Port Royal, South Carolina
Scale: NTS		

HISTORY OF THE SOUTH CAROLINA



STATE PORTS AUTHORITY

Library of Congress
Catalog card number 91-62667

Coordinated by Anne M. Moïse
and the Public Relations Division
of the
South Carolina State Ports Authority

Printed and bound in the
United States of America by
The R. L. Bryan Company
Columbia, South Carolina

DEDICATION

This history is dedicated to Dean Robert McCormick Figg, Jr., who wrote the Authority's Founding Legislation and who worked throughout his life to make the South Carolina State Ports Authority one of the outstanding port systems in the world. Special thanks are extended to James B. Moore, and Thomas H. Pope, who along with Dean Figg contributed a great deal of time to provide information and perspective to the manuscript. The Authority also dedicates this book and the history it covers to all those who contributed to establishing the Port and furthering its interest. With deep appreciation.

The South Carolina State Ports Authority

1991

ninimum 5,000 tons of salt per year through Georgetown.

The vel structure started as a plastic-covered nylon skin which was inflated by blowers. Once inflated, the interior was insulated with a two-inch layer of polyurethane foam blown against the wall into which were placed metal reinforcing rods. Over the rods, concrete was blown, coating the wall to a thickness of ten inches at the base and about four inches at the top. The dome was then outfitted with conveyor systems for loading and unloading the salt. The facility was open and operating at full capacity by July of 1988.

The Port of Georgetown welcomed another new customer in the fall of 1987 when Delta Cement Corporation announced plans to establish a bulk cement storage and distribution terminal at the port. The facility was planned to have a capacity of 20,000 tons and a peak discharge rate of 700 tons per hour.

The contractor for the facility was Dome Systems, Inc., the same firm that built the International Salt Company plant the year before. The dome was inflated on January 31, 1988, and stood twelve stories high and ninety-six feet in diameter. It opened for business in the fall of 1988 under new ownership. It was purchased in May of that year by Santee Portland Cement Corporation of Holly Hill, S.C., a subsidiary of Dundee Cement Company of Dundee, Michigan. The first shipload of cement arrived on November 25, 1988, and off-loaded approximately 13,500 metric tons of cement.

The Port of Georgetown has been through several cycles of activity. From its founding in the early eighteenth century through the Civil War, it was a bustling coastal and international port, but, like Charleston, went into a sixty-year hibernation after the war was over. Next, it became an industrial port serving three major industries, but because it was tied almost exclusively to those three industries, it suffered along with them as they went through their peaks and valleys. Now a more diversified bulk and breakbulk port, catering to wood, salt, and cement imports as well as to paper and steel, the Port of Georgetown is in an excellent competitive position. At the close of Fiscal Year 1990, the Port of Georgetown handled more than a million tons at State Piers 31, 31B and 32 for the first time in its history. In Fiscal Year 1990, Georgetown had a total of 76 vessel calls.

Chapter Seven:

THE PORT OF PORT ROYAL

Of South Carolina's three ports, the Port of Port Royal was the first to be visited by European colonial powers, but it was the last of the three to decide just what kind of port it was suited to be. Located just eighteen miles from the entrance to the Savannah River and competing port facilities, it did not have Charleston's location infrastructure and favorable business connections to become a major general cargo port. Yet, unlike Georgetown, it was not destined to become an industrial port. In the mid-1980s careful analysis of the port and the community's commercial future set Port Royal on a different path than the Ports of Georgetown and Charleston.

The exploration of what was to become South Carolina started long before its colonization by the English in 1670. According to historian Lewis Jones, most of the pre-English activity in South Carolina was in the Port Royal or St. Helena area. In 1562, Jean Ribaut established the Charlesfort colony on Parris Island, but, in 1563 the survivors abandoned the small colony, took to a small boat, and were picked up by an English ship. In 1566, Pedro Menendez de Avilez established "the third European settlement within the bounds of the state by building Fort San Felipe on Parris Island, or, to the Spanish, Santa Elena, and for twenty-one years (1566-1587), Parris Island was destined to be Spain's northernmost position in the New World."[1]

From 1587 until the settlement of the Beaufort area in the late seventeenth century, the region was wholly without Europeans.

During most of the colonial period, the Beaufort-Port Royal planters were in a position not unlike those of Georgetown: although they had an official port of entry, it was still more advantageous to ship their export goods through Charleston. For this reason, the port of Beaufort - Port Royal developed very slowly as compared to Charleston.

The British Army attacked Beaufort in 1779, shortly after Savannah was captured and occupied. The H.M.S. VIGILANT landed 250 men at Laurel Bay and marched toward Beaufort, but they were intercepted and repulsed near the present-day site of the Beaufort Naval Air Station. The British returned to their ships, but frustrated the American defenses by blowing up Fort Lyttleton, the fort that guarded Beaufort, on their way back to their ship.[2] The port suffered a similar fate the next time it was invaded. When the Civil War broke out, the port's usefulness to the Confederacy was short-lived, for on November 7, 1861, Commodore Samuel Dupont led a flotilla of U. S. Navy warships into Port Royal Sound and "pummeled the half-finished Confederate forts."[3] During the federal occupation which followed, the handsome antebellum houses which lined the waterfront were used as hospitals, offices, and quarters for the Union Army and therefore escaped destruction.

The port got its first railroad in 1869, when Stephen Caldwell Millet started the Port Royal Railroad. "The company published an ambitious map, showing how the Port Royal - Augusta Railroad would connect to other railroad lines serving the vast midwestern hinterland of the United States. Broad, colored lines from all directions converged on Port Royal."[4] The company ran into financial difficulties in the early 1870s, however, and the only track actually laid ran from Port Royal to Yemassee, S. C., where it connected with a major Charleston-Savannah rail line. This railroad, in addition to the natural harbor, was one of the two key factors in making Port Royal a viable commercial port. The line eventually became part of the Seaboard Line, which operated it until 1984.

Port Royal became an incorporated town in 1874, due largely to the completion of the Port Royal Railroad. Extensive phosphate deposits were found in the area in the 1870s and 1880s, and, like Charleston, a booming phosphate export trade developed. "Ships

from foreign countries anchored at Port Royal and in St. Helena Sound to load the processed phosphate. There was even regular passenger service between the Port of Port Royal, Liverpool, and Bremen. Until the hurricane of 1893 damaged the phosphate industry to a considerable extent, it is said that there were more ships loading phosphate in and near Port Royal than in the combined Ports of Charleston and Savannah. One man recalled seeing up to ninety ships at one time in Port Royal harbor, ready to load lumber and phosphate."[5]

Parris Island was the site of a major navy yard in the post-bellum years, and its drydock was large enough to contain the largest battleship in the U. S. fleet. However, in 1900 a board of naval officers recommended that the facility be moved to Charleston harbor, where it has been located ever since.

The Navy retained ownership of Parris Island, which became home to the Marine Training Depot during the First World War. Just as quickly as it opened, the Marine Corps facility dwindled after the war, and "Port Royal became just another small coastal town, depending precariously on fishing and shrimping."[6] Not until the outbreak of the Second World War in Europe did Port Royal see a new dawn. At that time, the Parris Island Marine facility was rebuilt, expanded, and became a permanent part of the community.

The Authority's involvement with the port officially began in 1942, when the SPA's enabling legislation specifically mandated the development of the Beaufort-Port Royal harbor as one of the state's three official ports. In 1944, the Authority commissioned the State Planning Board to do a study of the commercial potential of the three ports, and as soon as the Second World War ended, the Authority prepared economic and traffic studies to demonstrate the justification for a proposed deepening of the natural channel at Port Royal.

The Authority sought a thirty-two foot channel from the ocean into Port Royal Sound, and then thirty feet from the sound to the terminal at Port Royal. The Authority and its supporters appeared before a hearing held by the Corps of Engineers at Savannah on September 11, 1945, and presented their data concerning the location, length, width, and depth of the proposed channel, the size and types of vessels to use it, the benefits to be expected and to whom they

ould acc[illegible]nd the extent of local cooperation that was available.

In 1945, and again in 1947, the Authority's Traffic Bureau epared extensive freight traffic surveys showing the benefits which ould accrue to the tributary area served by Port Royal. The wildly otimistic survey projected heavy use of the port if the channel were edged to a depth of thirty feet, and pledged that if the dredging were one by the Corps of Engineers, the Authority would build the ecessary terminal facilities.

On November 3, 1947, the U. S. Army Engineers announced that ley would not recommend approval of the channel dredging request. his was not the first time they had decided against it. The Corps had reviously turned down eight other requests over the seventy-four ear period starting in 1880, doing so each time because they saw isufficient benefit in relation to the cost involved. This time was no ifferent. In their findings, the Corps stated that the benefits to be ecrued would not be matched by the cost of a thirty-foot channel; that shallower twenty-four or twenty-seven foot channel would be adequate for most shipping; that the chief existing beneficiary of a ew terminal would be one firm, the Plywood-Plastics Corp. of lampton; that the site being 18 miles from the entrance to the avannah River and 57 miles from Charleston harbor, was subject to itense competition; and, that railroad terminal facilities (then owned y the C. & W. C. Railroad) were inadequate and privately owned.[7]

The Authority responded immediately and vigorously. On lovember 18, 1947, it told the Corps that it would accept a twenty- our foot channel, and that this depth would permit all but a handful f vessels to use the new port so long as they came and left on the high ide. It reiterated that numerous industries not currently shipping via 'ort Royal would do so if the harbor was dredged and the state dock vas built, and asked for another hearing. After considering the reap- plication, the Savannah District Engineer reported to Washington hat there had been no change in their position, and that the Corps of Engineers still opposed the Port Royal channel project. However, hey did approve the Authority's request for another hearing.

During this period, the Authority asked for and secured transfer of the Port Royal-Beaufort area from the jurisdiction of the Savannah District Corps of Engineers office to the Charleston District office.

Means was convinced that Savannah's commercial interests [illegible] actively frustrating efforts to develop Port Royal, which, if [illegible]el- oped, would compete directly with the Port of Savannah. After vigorous and sometimes delicate negotiations, the transfer was achieved in 1947, and, for the first time, the control of the harbor maintenance of all three state ports was centered within South Carolina.

On March 4, 1948, a determined South Carolina delegation descended on the Engineers' District Office. U. S. Senator Burnet Maybank; U. S. Congressman L. Mendel Rivers; Governor Strom Thurmond S. C.; Senators Edgar Brown and Brantley Harvey; Cotesworth Means; Robert Figg; and W. S. Evans, Traffic Manager of the C. & W. C. Railroad, all made strong presentations and eventually the Engineers gave in.

In 1949, the twenty-four foot channel was approved by the Engineers and the recommendation was sent to Congress for inclu- sion in the next River and Harbor authorization bill. Again, it hit a snag when the Bureau of the Budget turned down the project in 1950 on the grounds that the only important industry the port would serve would be the Plywood-Plastics Corporation plant located at Hamp- ton, S. C.

Citing a raft of new evidence, anticipated freight savings, and new businesses in the area, the Authority in 1955 again restated its request. New witnesses were quoted who estimated that the cost of the dredging would be equaled every year by savings in freight costs. New commodities such as black strap molasses were found which would benefit by the new port. The Naval Hospital and jet fighter base at Beaufort, the Atomic Energy Commission site at Barnwell, and the Marine base at Parris Island were all cited as potential users of the new port. These arguments notwithstanding, the project was stalled in Congressional committees for some time before its final approval and funding.[8]

South Carolina's Congressional delegation meets with Ports Authority officials in Washington to hear new economic facts (standing, left to right): Senator Olin D. Johnston; Rep. J. L. McMillan, Sixth district; Rep. W. J. Dorn, Third district; Rep. R. T. Ashmore, Fourth district; Rep. L. Mendel Rivers, First district; Senator Burnet R. Maybank; Rep. John J. Riley, Second District; and Rep. J. P. Richards, Fifth district; Ports Authority officials (seated, left to right): S. W. Pilgrim, SPA Rock Hill representative; Chairman Cotesworth P. Means; Authority member Cecil D. McDaniel, of Beaufort; and T. Carlisle Crump, SPA Washington representative.

In 1955, the Congressional appropriation finally passed and work on dredging a deep-water channel to Port Royal began in January of 1956 under the direction of the Charleston District, U. S. Army Corps of Engineers. The plan for improvement called for a channel twenty-seven feet deep and five hundred feet wide from the ocean across the bar to Port Royal Sound in the sound for about thirteen miles, then twenty-four feet deep and three hundred feet wide in Beaufort River and Battery Creek for about seven and one-half miles. The channel would lead to a turning basin twenty-seven feet deep and six hundred feet wide opposite the wharf of the Charleston & Western Carolina Railroad Terminal at Port Royal.

Howard Ellis Danner

Two men from Beaufort were chiefly responsible for the persistent efforts of the Authority to turn Port Royal into a modern international port. They were Howard Ellis Danner and Cecil D. McDaniel, both of whom served on the SPA's board.

Howard Danner was a member of the Authority's original board and served as its first treasurer until 1949, when his term expired. One of the founders of the Beaufort Museum, Danner was a treasurer of Beaufort College and served as the first president of the Historic Beaufort Foundation.

Cecil D. McDaniel

Cecil D. McDaniel took Howard Danner's place on the board and held his chair until he retired in June of 1970. He was originally appointed on March 30, 1949, by Governor Strom Thurmond, and was reappointed in 1956 and 1963. McDaniel served the board as Treasurer from 1949 to 1961 and as vice chairman from 1961 to 1968. He was a Beaufort businessman, a former manager of the Beaufort Coca-Cola Bottling Company, past-president of the Rotary Club, and chairman of the

State Advi[illegible] Committee on State Parks. Cecil McDaniel retired in 1970 at the expiration of his third term. He died in 1972.

Actual facilities construction at Port Royal got underway in 1957, after the $21 million bond issue was passed. State Senator E. B. Rogers of Beaufort County chaired a committee to negotiate with the C. & W. C. Railroad for their terminal site, and Authority member Cecil McDaniel of Beaufort also played a major role. In March of 1957, the SPA acquired the Port Royal Terminal site from the Charleston & Western Carolina Railway Co., and located the new dock at the terminus of the C. & W. C.'s spur, adjacent to the newly-dredged turning basin.

State Pier 21 at Port Royal while under construction

The Atlantic States Construction Company of Atlanta started work in October of 1957. Based on their winning bid of $2,275,776, they were awarded the contract to build a 500 foot marginal concrete wharf with a forty-foot apron and 64,000 square feet of transit shed space. The addition of a ramp in the early 1980s added 65 feet to the east end of the dock.

In February of 1958, T. Carlisle Crump, the Authority's administrative assistant, started staffing the developing port's office one day a week on Wednesdays, and, at about the same time, the Authority's Traffic Department scheduled a survey of potential shipping. To manage the actual operation on the docks, Edward Rogers, Jr., was named pier superintendent.

Dedication ceremonies for the new facility were scheduled for September 27, 1958, but Hurricane Helene forced the dedication back to October 4. U. S. Senator Olin D. Johnston delivered the dedication address to several hundred dignitaries and guests inside the new transit facility. The destroyer, USS GREENWOOD, rode at the pier, demonstrating the new port's deep-draft capability.

The first cargoes for the port had already been arranged: the export of 3,274,000 pounds of dried milk, and the import of 300,000 board feet of cativo, a quality hardwood from Barraquillo, Colombia. A freighter of the Transjug Rijeka Line carried off the first 500-ton consignment of dry milk from Port Royal for Church World Services, which distributed it to Protestant church groups in Yugoslavia. The milk export was sponsored by the U. S. Department of Agriculture. The incoming shipment of wood arrived at Port Royal on October 1, 1958, consigned to the Joe Virgeson Lumber Company of Columbia, S.C.

Also in 1958, the Authority announced that it had purchased an 867-acre tract of land in Beaufort County near the new terminal at Port Royal as the site of future deep water port and industrial expansion. Known as the Victoria Bluff tract, the Beaufort County Development Board had an option on the property but was unable to complete the purchase. The SPA assisted by purchasing the property on August 15, 1958, for $140,000 with a five-year option to buy an additional one hundred acres of land in the same section. The tract was situated on the Colleton River, about five miles west of Hilton Head Island and across Port Royal Sound from State Pier 21 at Port Royal. Chairman Means noted that the site would provide a "natural avenue for future expansion in the Port Royal area." The land, known thereafter simply as Victoria Bluff, was never developed by the Authority and was a frequent source of controversy in the area.

In 1969, the Authority sold most of the 867 acres, plus an additional 322 acres of marsh claimed from the state, to Badische Analin und Soda Fabrik (BASF), a major German chemical company, for $237,000. BASF added to the property with the intention of building a $100 million chemical plant and industrial complex there. The complex was to have employed 1,000 workers when completed, but, due to determined opposition on environmental

ounds by area residents, BASF abandoned its construction plans. e Authority was directed by the State Legislature to repurchase the operty using $1.5 million in state bond money. The tract, which by w was 1,498.63 acres, was purchased by the SPA on July 14, 1971.

The next corporate suitor for the property was Brown & Root, c., of Houston, Texas, who proposed to build a $30 million heavy etal fabricating plant on the site, but the firm never exercised its tion to buy the tract.

Chicago Bridge and Iron Works (CBI) owned property adjacent Victoria Bluff. In the late 1970s, CBI was trying to get a permit to nstruct a dock there and was having difficulty satisfying the U. S. epartment of the Interior. The South Carolina Legislature ordered e Authority to deed the majority of the Victoria Bluff tract to the outh Carolina Wildlife & Marine Resources Department in order to elp CBI get its permit, with the stipulation that the Authority reserve nough land for port expansion. In 1979, the Authority deeded ,255.03 acres to the Wildlife and Marine Resources Department. pproximately fifty acres of this property was used for the Waddell Mariculture Center and the remainder was placed in the South Carolina Heritage Trust Program. CBI never developed its property. The Authority ultimately sold the remaining part of the Victoria Bluff ract to Beaufort County. The rail right-of-way portion of the property vas sold to an adjacent developer. The Authority designated that the proceeds from the sale of Victoria Bluff would remain in Beaufort County for use in port development at Port Royal.

In January of 1960, the SPA assigned Robert E. Jenkins of Beaufort to solicit business for Port Royal. Jenkins resigned as sales manager of the Blue Channel Corporation of Port Royal to take the sales position. Jenkins was named to head the Authority's New York sales office in 1962.

In July of 1960, the Authority announced that a new firm, the Port Royal Shipping Company, was open for business, and that it would handle the loading and discharge of cargoes at the new port, as well as do general ship agency work. State Senator E. B. Rodgers was president of the company; James M. Waddell, Sr., vice-president; and G. G. Dowling, secretary. All were Beaufort businessmen.

The good intentions and hard work notwithstanding, the Port of

Port Royal was unable to attract any significant amount of business in its first decade of operation. "Until 1963," noted the 1965 Cresap, McCormick and Paget report, "Port Royal's marine commerce was primarily federal government exports of dried milk to foreign markets. In 1962, and the following year, the terminal handled 30,397 tons of woodpulp; and for a period of 12 months in 1964 and 1965, slightly more than 11,000 tons of prefabricated houses were exported. Otherwise, port commerce in Port Royal has been intermittent. In more than six years, only about 6,200 tons of general cargo moved through the terminal."[9]

With little cargo moving through the terminal, the Authority, in 1963, authorized a lease of half of the transit shed space to the Home Building Corporation of Sedalia, Missouri, for the construction of prefabricated houses for export.

Several physical problems hindered the growth of the port: the channel depth and lack of navigational facilities. Port Royal was known as a "daylight" port: (navigation lights for night time use were lacking), and the twenty-four foot depth deterred at least 50 percent of general cargo ships, and all tankers (which needed thirty-three feet) and grain vessels (at least thirty feet). To make matters yet more difficult, shoaling in the channel led to the PHYLLIS BOWATER running aground in the harbor in July of 1961 while trying to leave the port with a cargo of woodpulp. Emergency dredging relieved the problem (which, although not chronic, reappeared in 1974) but the resulting negative publicity did not help cargo solicitation efforts.

In 1968, with cargo tonnage lagging badly, the Authority decided to lease State Pier 21 at Port Royal to the Port Royal Clay Company, which agreed to operate it as a public terminal. Port Royal Clay Company leased the pier and its transit shed from the Authority, and also leased an 8,500 square foot warehouse adjacent to the terminal from the Seaboard Coast Line. Frank K. Peeples, president of the Savannah-based company, said at the time that the company would handle over 100 ships and hire about 100 employees, producing an economic impact of approximately $3.5 million in the Port Royal area in the first year. The company expected to begin full scale clay-shipping operations to export kaolin clay by July 1, 1968. Kaolin is a very fine-grained clay used heavily in the production of

clay-coa[redacted]ossy) papers.

By mid-June the company had already shipped 1,200 tons of clay overseas. The first ship was the ANNA-REGIL, of Danish registry, which arrived in late May 1968 to take on 600 tons of clay. On June 12, another ship took on another 600 tons. By November, the company had handled seven ships, totaling 1,003 tons.

After five years of operations, however, the optimistic projections for cargo tonnage across the Port Royal docks had not been realized. Clay exports continued, but little other cargo went through the port, and Authority Board member F. William Scheper, III, conceded that, because of its shallow channel and location, "The port will never be a major facility such as the sister ports of Charleston and Savannah."[10] With no better offers at hand, the Port Royal Clay Company was granted another five-year lease in 1973, with an option for extending the lease in 1978, an option which it chose to exercise.

One of the proposals for the development of Port Royal was the establishment of a major seafood processing plant. The concept was first envisioned by a group of local fishermen, who traveled to Texas to study the operation of a centralized seafood park there. In 1974, the Coastal Plains Regional Commission recommended to the South Carolina Legislature that funds be allocated to study the creation of a seafood industrial park, and Beaufort County Senator James M. Waddell, Jr., was instrumental in seeing that the funds were allocated. Because of its recognized expertise in developing waterside facilities and its experience in working with consultants and design firms, the Ports Authority was asked to select a team of consultants and assist in the creation of a master plan for the park. The Authority was also to have supervised its construction, but would then turn over the completed park to the Beaufort County Seafood Industrial Park Commission.

In December of 1980, the Authority presented a master plan for a seafood park which included berthing and unloading docks, a fish handling hall, cold storage, chill storage, blast freeze facilities, an ice plant, water, fuel, gear storage, a small boat launching ramp, repair dock, and wastewater treatment facility. Fish processors and other related interests such as net repair facilities, a marine hardware shop, bait and tackle shop, grocery outlet, and a seafood restaurant would

be able to lease space at the park. It was estimated that 450 ne[redacted]s would be created after all three development phases of the Port Royal Seafood Industrial Park were completed. The plan included use of the existing port complex and adjacent waterfront.

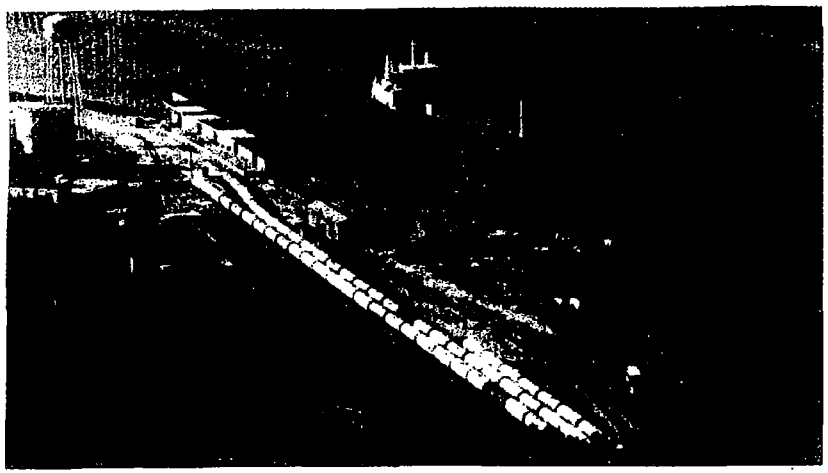
When the plan was presented to the community for comment, a number of objections arose. The size of the park and the resulting truck traffic, it was feared, would change the essentially residential character of town. Other area residents were worried about the odors which might result from a large-scale fish processing plant lying right at the edge of the main residential area. The community generally considered the project to be too big and too invasive of the community's waterfront, and the seafood industrial park plan was shelved.

After fifteen years of operation by the Port Royal Clay Company, the Authority found its dock at Port Royal in poor repair and noted that cargo traffic other than the company's own clay shipments was non-existent. Local employment, one of the great hopes of the community, had not been fulfilled, as workers were brought in from Savannah, and supplies were seldom purchased from local businesses.

With Port Royal Clay Company's lease set to expire in 1983, the Authority put the terminal operation out for bids, and, in May of 1984, accepted the bid of a new firm called the Port of Port Royal, Inc. The firm was licensed by the Authority to operate the terminal for $7,475 per month rent, plus $1.15 per ton over 6,500 tons each month over a five-year term, with an option to renew for two additional five-year periods. Port of Port Royal, Inc., also agreed to an escalating fee clause, guaranteeing that it would have to handle 25,000 tons of cargo the second year, 50,000 tons the third year, 75,000 tons the fourth year, and 100,000 tons the fifth year. The firm was headed by W. Peter Cotter, formerly of the Containership Agency of Charleston. The new licensing agreement was seen as an opportunity to encourage growth through incentive rates and to encourage use of local labor and resources.

Unlike its predecessor, Cotter's firm was able to attract new trade - chiefly imported lumber from South America - to Port Royal. In 1987, Cotter announced that a major Canadian producer of pulp and paper products, Repap Enterprises, Inc., would import kaolin

clay slurry from the United States and ship paper products back to the United States, through Port Royal, on a regular basis. Cotter's firm made a $2 million investment in clay holding tanks and forklift equipment to handle the new business, and, in 1988, vessels started calling at Port Royal every three weeks. It was an important part of the new firm's commitment to Port Royal that it would hire local workers and buy from local businesses as much as possible.



Port Royal Terminal with a Repap vessel in 1987

A major problem arose in 1984, when the Seaboard Line System, Inc., successor to the C. & W. C. Railroad, filed for and received permission from the Federal Railroad Administration to abandon the twenty-five mile spur from Port Royal to Yemassee. Seaboard officials said it wasn't making enough money to pay for repairs and maintenance. The operation of this line was absolutely crucial to the existence of the port, and several attempts were made to find a new operator for the line. Finally, the State Ports Authority bought the line for $550,000 and contracted with Tangent Transportation Company to operate it. By 1989, the railroad was financially in the black.

The railroad was extremely important to the success of the Port Royal operation, since almost all of the port's cargo moved by rail. The availability of rail access spared the town the truck traffic which would otherwise be necessary to move the cargo, for the main road to the port is also the main road of the town of Port Royal.

Battery Creek Seafood dock and facilities, part of the SPA's effort to meet the town's wishes for a seafood-tourist oriented section of the waterfront.

After several years of proposals and counter-proposals, the town of Port Royal and the Authority ultimately arrived at a mutually-acceptable development plan which harmonized the needs of both the port and the community. On February 10, 1987, the two parties jointly announced a master plan for the development of Port Royal's waterfront.

The plan called for the State Ports Authority to provide the town and its citizens with public waterfront access including a park, a site for a boardwalk and viewing stand overlooking the port, and a beach recreation area known as the Sands. For its part, the city was to turn over to the port a portion of four streets in order to provide the port a consolidated property line and area for the port to add another warehouse and a floating dock. The SPA also agreed to create a vegetated buffer along the town side of its property and to provide stricter control over port operating hours.

At that time, the State Ports Authority began negotiating with private property owners for an area adjacent to its property to be used for a vital dredge disposal area with the side benefits of providing a buffer around the commercial port and a small park for the community. The disposal site was expected to meet the requirements of the S.C. Coastal Council and the U.S. Army Corps of Engineers. The land under negotiation included the Sands, originally intended to provide waterfront access to the citizens of Port Royal. In 1990, the

SPA co[illegible]d negotiations with the Hood-Dowling Partnership to acquire [illegible] acres of land at a cost of $600,000 for a dredged disposal area and public access.

In 1988, the Authority took another step in its master plan and toward fulfilling the town of Port Royal's wishes for a seafood and tourist-oriented section of its waterfront when it purchased 5.6 acres of waterfront property from the Blue Channel Corporation for $950,000. The property was located just downstream from State Pier 21. It enabled the SPA to enter its second stage of development in the Master Plan with areas for a seafood processing plant of moderate size and activity, a seafood restaurant, seafood retail store, and other small businesses. The plant, operated by Battery Creek Seafood under license from the SPA, sorts and distributes seafood without burdening the town with odor or waste. Battery Creek Seafood has added a retail seafood store and restaurant as its business has grown. Both the Authority and the town were pleased with the balance between port development and a clean, quiet residential environment. As the area continues to develop, offices, shops, and a small inn will be included in future planning.

* * *

Chapter Eight:

THE CONTAINER TRANSITION

"Nothing will ever replace the old box-car."
- J. J. Pelley, President,
Association of American Railroads, 1944

The advent of containerized shipping services at the Port of Charleston was almost inevitable, despite the shipping industry's firm contention that container freight would always be concentrated in the North and containerships would never call at South Atlantic ports. Charleston's advantageous location and the willingness of the Authority to seek out and serve new clients made it stand out and get attention. As a result, Charleston was the first port on the South Atlantic Coast to provide full capabilities for handling containerized cargo.

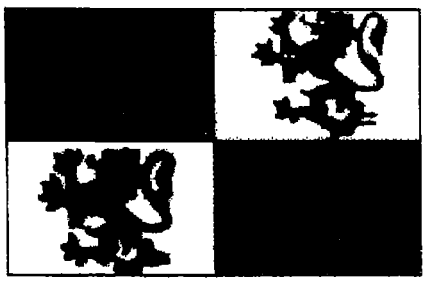
Although Charleston was not to receive her first container shipment until the spring of 1966, the containerized cargo concept was first put into commercial use in the North Atlantic by Sea-Land Services, Inc., a division of McLean Industries, in 1955.

Founder Malcolm McLean, former head of McLean Trucking Company, believed that overall distribution costs could be reduced only if the whole process of distribution, from shipper's door to consignee's door, was completely streamlined. McLean saw the problems not in the long-haul parts of a cargo's journey, but in the repetitive handling it went through every time it had to change carrier - from truck or rail to ship, for example. McLean believed that the detachable truck-trailer container would be the key to solving the problem of intermodal (inter-system) freight handling.

The trailer's detachable box (the container) would be loaded,

History

Since Columbus discovered America in 1492, seven flags have flown over what is now the Town of Port Royal. Read on and find out our history and where we will be going in the future!



Spain 1521-1587

1514 - SALAZAR LANDS IN THIS AREA

1521 - SPANISH LANDING HERE BY QUEXOS AND GORDILLO

1525 - SPANISH BUILD FORT

The first landing at Port Royal was by Pedro de Salazar, who was sent out of Hispaniola by Lucas de Allyon. Allyon sent other ships to this area in 1520 and came himself in 1525 to build the first fort in North America. He and most of his men perished during the first winter. The Spanish, nevertheless, used this area as a major anchorage in their explorations, and eventually tried to make it the center of their North American empire.

France 1562

1562 - FRENCH LAND IN PORT ROYAL - ST. ELENA

On February 8, 1562, Capt. Jean Ribaut led a group of 50 French Huguenots who sailed from the Port of Havre De Grace, France. Three months later they sailed up a "mightie" river which they named Port Royal. Ribaut wrote that he had found ". . . no faurer or fytter place . . . the Porte Royall."

On what is now Parris Island, the French expedition built a fort named Charles Forte in honor of King Charles IX. Ribaut returned to France for men and supplies and left 30 settlers on the island. When Ribaut did not return by July, the settlers feared the worst. With the help of the native Indians they built a ship (the first ever built in the U.S.), and sailed for home. They floundered at sea, were picked up by English sailors and returned to France.

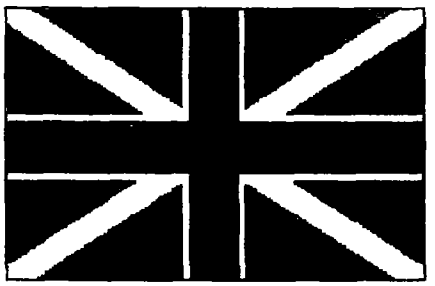
1565 - SPANISH FORTIFY ST. ELENA

A Spanish squadron was sent by Philip II to destroy the French colony. When they had destroyed the fort, they carried off the pillar set up by founder Jean Ribaut as a symbol of French domination, and returned with it to Cuba. One year later, they returned to St. Elena to establish their own military port. For twenty-one years, St. Elena was the capital of Spanish "Florida"

1607 - ENGLISH SETTLE VIRGINIA

1608 - FRENCH SETTLE CANADA

1620 - DUTCH LAND AT PLYMOUTH



England 1670-1776

1629 - ENGLISH LAY CLAIM TO CAROLINAS

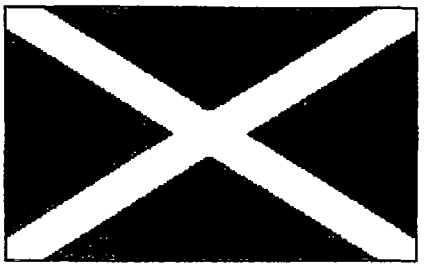
Charles I of England granted Sir Robert Heath the region comprising the two Carolinas, Georgia and much of Florida under the name Carolina, but no effort was made to colonize.

1663 - ENGLISH LAND AT ST. HELENA SOUND

Capt. William Hilton, who sailed from Barbados on the ship, Adventure, raised the first English flag over St. Helena Sound. Hilton Head Island was named in his honor.

1670 - PORT ROYAL LAND GRANTS BEGIN

Charles II of England gave the territory to eight of his friends in appreciation of their services in restoring him to the throne. They were known as the Lord Proprietors who began bestowing grants of land in Port Royal.



Scotland 1684

1684 - SCOTS LAND AT PORT ROYAL ISLAND

A ship with 148 Scotch Convenanters under Lord Cardross arrived at Port Royal and built Stuart Town. The town was burned by the Spanish in 1686. Cardross returned to Scotland and took the governmental seal of Stuart Town with him. 100 years later, his great grandson presented the seal to Thomas Pinckney, the U.S. Minister to the court of St. James. Today the seal resides in the Museum of Charleston.

1710 - THE TOWN OF BEAUFORT BUILT ON PORT ROYAL ISLAND

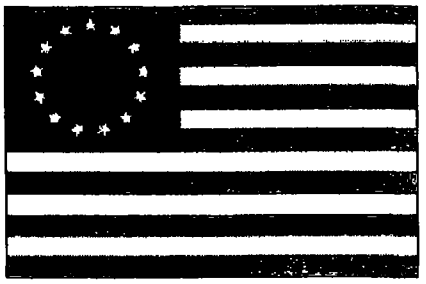
During this period of time the settlers had many difficulties with the Indians, the Spaniards and the French. They also had to contend with the pirates who infested the coast, hurricanes and epidemics of small pox and yellow fever which took hundreds of lives.

1715 - INDIAN WAR

The Yemassee War involved the Yemassees, Creeks and Choctaws, who were angry at the tyranny of the white traders. Only a few score colonists were killed, but the loss of property was terrific; the town of Beaufort was almost totally destroyed.

1732 - FORT FREDERICK BUILT FOR DEFENSE

The tabby remains of Fort Frederick may be seen near the U.S. Naval Hospital in Port Royal. The town of Beaufort built its fort nine years earlier. It became the base for two scout boats which comprised the colony's entire navy.

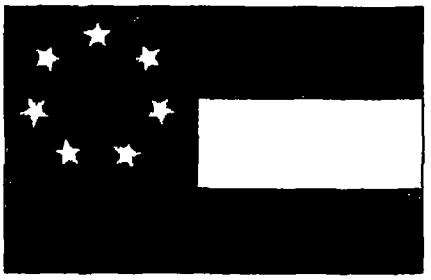


Betsy Ross 1777

1779 - REVOLUTIONARY WAR

Capt. Barnwell repulsed the British attack on Port Royal. Fort Lyttleton was built on the site of the old Scotch settlement of Stuart Town and was commanded by William Harden. Harden organized a voluntary artillery known as the "old B.V.A.", which is now the 1055th Transportation Company. This unit has seen service in every war the U.S. has known and is the 5th oldest military company in America.

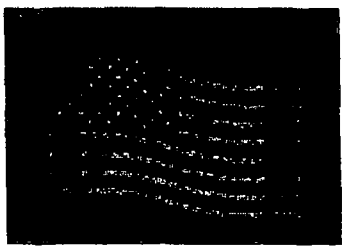
South Carolina 1861



Confederacy 1861-1865

1861 – A NATION DIVIDED

Union occupation during the Civil War spared the Town of Port Royal from destruction. Gen. Thomas Sherman was quite content to ride out the war comfortably on Hilton Head Island. Consequently, except for a few unsuccessful forays a few miles north of Beaufort to attempt to sever the vital Confederate railway from Savannah to Charleston, the Greater Port Royal area remained a pleasant beachhead for the Union. Officers' families moved down form the North. The only evidence of war was the wounded who were collected and treated in the City of Beaufort. When the other - the *fighting* Sherman- came through some three years later burning and pillaging, he therefore spared the little historic town, destroying instead neighboring Hardeeville and McPhersonville just to the north on his way to Columbia.



Old Glory

PROSPERITY COMES TO PORT ROYAL

Many lovely homes were built in Port Royal, including several that are still in existence and are listed as historic buildings. Two churches were built, both of which still stand; Port Royal Union Church on 11th

Street and the Zion Baptist Church on 15th Street. Mercantile buildings were constructed (including the F.W. Scheper store which still stands), two drug stores; dry goods stores; a blacksmith shop; an excellent bakery was in the Masonic Lodge Building that is now the Last Chance Saloon; and SEVENTEEN BARS! There was a magnificent hotel called The Tavern built on the waterfront. Many newspaper articles of the day mentioned fist fights and brawls. Train arrivals and departures were so frequent and the population so dense that many a pedestrian accident occurred on the rails.

1891 - PARRIS ISLAND BECOMES NAVY YARD

Yet another boost to the economy of Port Royal was brought about by the efforts of Congressman Robert Smalls. A U.S. Naval and coaling station with a 120 x 150 ft dock was built on nearby Parris Island. The naval yard brought great ships into Port Royal Harbor including the USS Texas, the USS Indiana, and the ill-fated Battleship, USS Maine.

1893 - DISASTROUS HURRICANE HITS

The great hurricane and tidal wave of August 27, 1893, was responsible for the loss of thousands of lives in Port Royal and the surrounding vicinity. Streets and railroad tracks were washed out and most of the equipment at the phosphate mines was destroyed. A yellow fever epidemic followed, causing more loss of life.

Economic calamity soon followed the natural disasters. Phosphate exported from South Carolina was so heavily taxed due to corruption in the State government that companies moved to Florida for their supply, and Port Royal phosphate industry closed down. In 1902, the Secretary of the Navy moved the Naval Yard to Charleston, cutting much business to the Port Royal dock. Shortly after the decline of the Naval Yard, the railroad business also began to decline. The railroads removed the cotton compress and the train elevators from the yards, while convincing their lumber interests to deal with them at another location. Stiff tariffs diverted business to Charleston and Savannah. Finally the internal combustion engine brought the trucking business to South Carolina, taking away what was left of the railroad business in Port Royal. It wasn't long before Port Royal began to look like a ghost town.

1920s - 1930s - 1940s BRINGS NO CHANGE

A few small industries in Port Royal prevented it from disappearing completely. In 1922, shrimping on a large scale came in, and in the 1930's Blue Channel Corp., a seafood packing firm, moved into town. The Marine Corps Recruit Depot on nearby Parris Island, expanded in the 1940s, providing more employment in the area.

1959 - NEW PORT TERMINAL BUILT

The South Carolina State Ports Authority declared Port Royal an active port and provided the necessary funding to dredge the turning basin and build the transit sheds and berthing space. The Port Authority leased the facilities to the Port Royal Clay Company which exports Kaolin, a raw material used in the manufacture of porcelain and paper which comes to Port Royal from Georgia.

SLOW GROWTH IN A QUIET TOWN

The sleepy town reflected in the 1960 census had a population of 793, while the census in 1970 showed 2,865. Current population stands at 3,500.

1976 - BICENTENNIAL CELEBRATION

The Town of Port Royal was declared an official Bicentennial Community. Events during the celebration week included a parade, carnival and visit from the Spirit of 76 Train. Today Port Royal is again expanding its horizons with a new shine to the old town. The many historic building are being restored and improved to compliment the new homes and office buildings that are being built to echo earlier styles. Port Royal's hiking trails and scenic boardwalk add to the flavor of the town that seeks to be a modern walking community.

1994 - USS PORT ROYAL CG 73 COMMISSIONED IN SAVANNAH, GEORGIA

1995- DOVER, KOHL & ASSOCIATES PRESENT TO THE PUBLIC THE MASTER PLAN FOR THE TOWN OF PORT ROYAL, SOUTH CAROLINA

1996-1997 REDEVELPMENT BOOM
The Town undergoes dynamic changes due to annexations, construction of new civic buildings (to include the Senior Citizen's Center, new Town Hall, new Fire Station, new Post Office), and construction of new residential homes. With the birth of arts and historic renovations in the Town, Port Royal welcomes new visitors daily from all over the country.

Town Of Port Royal
P.O. Drawer 9
Port Royal, SC 29935
(843) 986-2200 Phone
(843) 986-2210 Fax

Send us your Comments, Suggestions, Questions !
E-mail us !

info@portroyal.org

APPENDIX III

EDR, INC. FIELD CHECK™ REPORT

EDR FieldCheck® Report

EDR™ Environmental
Data Resources Inc

Port Royal Port Facility
Paris Avenue
Port Royal, SC 29935

Inquiry Number: 01400137.1r

April 14, 2005

The Standard in Environmental Risk Management Information

440 Wheelers Farms Road
Milford, Connecticut 06460

Nationwide Customer Service

Telephone: 1-800-352-0050
Fax: 1-800-231-6802
Internet: www.edrnet.com

FORM-ERN

TABLE OF CONTENTS

SECTION	PAGE
Executive Summary	ES1
Overview Map	2
Detail Map	3
Map Findings Summary	4
Map Findings	6
Orphan Summary	12
Government Records Searched/Data Currency Tracking	GR-1

GEOCHECK ADDENDUM

GeoCheck - Not Requested

Thank you for your business.
Please contact EDR at 1-800-352-0050
with any questions or comments.

Important information about The EDR FieldCheck(TM) Report

This is The EDR FieldCheck (TM) Report. Through its continuing emphasis in online technological advancements, EDR has developed the FieldCheck (TM) system, which enables EDR's customers to make certain online modifications to the maps and text contained in EDR Radius Map Reports. With FieldCheck (TM), an EDR customer can relocate and/or delete plotted sites and/or plot or delete orphan sites that would otherwise appear or be noted with an EDR Radius Map Report. Such modifications may be based on site visits, independent data verification and/or other actions taken or decisions made by EDR's customer. As a result, the maps and text contained in The EDR FieldCheck (TM) Report that you receive may have been so modified. Please note: EDR has not taken any action to verify any such modifications, and this report and the findings set forth herein must be read in light of this fact. S&ME should be contacted for information concerning all such modifications.

EXECUTIVE SUMMARY

At the request of S&ME, a search of the environmental records covering the area detailed herein was conducted by Environmental Data Resources, Inc. (EDR). This report was derived from the results of such search, which, as conducted by EDR, met the government records search requirements of ASTM Standard Practice for Environmental Site Assessments, E 1527-00. Search distances were per ASTM standard or custom distances requested by the user.

NOTE: ALL MAPS AND TEXT INCLUDED HEREIN MAY HAVE BEEN MODIFIED BY S&ME BASED ON SITE VISITS, INDEPENDENT DATA VERIFICATION AND/OR OTHER ACTIONS TAKEN OR DECISIONS MADE BY S&ME. EDR HAS NOT TAKEN ANY ACTION TO VERIFY ANY OF SUCH MODIFICATIONS, AND THIS REPORT AND THE FINDINGS SET FORTH HEREIN MUST BE READ IN LIGHT OF THIS FACT. S&ME SHOULD BE CONTACTED FOR INFORMATION CONCERNING ALL SUCH MODIFICATIONS.

TARGET PROPERTY INFORMATION

ADDRESS

PARIS AVENUE
PORT ROYAL, SC 29935

COORDINATES

Latitude (North):	32.377000 - 32° 22' 37.2"
Longitude (West):	80.696500 - 80° 41' 47.4"
Universal Tranverse Mercator:	Zone 17
UTM X (Meters):	528549.9
UTM Y (Meters):	3582076.0
Elevation:	18 ft. above sea level

USGS TOPOGRAPHIC MAP ASSOCIATED WITH TARGET PROPERTY

Target Property:	32080-D6 BEAUFORT, SC
Source:	USGS 7.5 min quad index

TARGET PROPERTY SEARCH RESULTS

The target property was not listed in any of the databases searched by EDR.

DATABASES WITH NO MAPPED SITES

No sites were found in an online review and analysis by S&ME of EDR's search of available ("reasonably ascertainable") government records either on the target property or within the ASTM E 1527-00 search radius around the target property for the following databases:

FEDERAL ASTM STANDARD

NPL..... National Priority List
Proposed NPL..... Proposed National Priority List Sites
CERCLIS..... Comprehensive Environmental Response, Compensation, and Liability Information System
CERC-NFRAP..... CERCLIS No Further Remedial Action Planned

EXECUTIVE SUMMARY

CORRACTS..... Corrective Action Report
RCRA-TSDF..... Resource Conservation and Recovery Act Information
RCRA-LQG..... Resource Conservation and Recovery Act Information
RCRA-SQG..... Resource Conservation and Recovery Act Information
ERNS..... Emergency Response Notification System

STATE ASTM STANDARD

SHWS..... Site Assessment Section Project List
SWF/LF..... Permitted Landfills List
VCP..... Voluntary Cleanup Sites

FEDERAL ASTM SUPPLEMENTAL

CONSENT..... Superfund (CERCLA) Consent Decrees
ROD..... Records Of Decision
Delisted NPL..... National Priority List Deletions
FINDS..... Facility Index System/Facility Identification Initiative Program Summary Report
HMIRS..... Hazardous Materials Information Reporting System
MLTS..... Material Licensing Tracking System
MINES..... Mines Master Index File
NPL Liens..... Federal Superfund Liens
PADS..... PCB Activity Database System
INDIAN RESERV..... Indian Reservations
UMTRA..... Uranium Mill Tailings Sites
ODI..... Open Dump Inventory
FUDS..... Formerly Used Defense Sites
RAATS..... RCRA Administrative Action Tracking System
TRIS..... Toxic Chemical Release Inventory System
TSCA..... Toxic Substances Control Act
SSTS..... Section 7 Tracking Systems
FTTS INSP..... FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)

STATE OR LOCAL ASTM SUPPLEMENTAL

AST..... Aboveground Storage Tank List
SC Spills..... Spill List
DRYCLEANERS..... Drycleaner Database

EDR PROPRIETARY HISTORICAL DATABASES

Coal Gas..... Former Manufactured Gas (Coal Gas) Sites

BROWNFIELDS DATABASES

US BROWNFIELDS..... A Listing of Brownfields Sites
US INST CONTROL..... Sites with Institutional Controls
VCP..... Voluntary Cleanup Sites
BROWNFIELDS..... Brownfields Sites Listing
AUL..... Land Use Controls

EXECUTIVE SUMMARY

SURROUNDING SITES: SEARCH RESULTS

Surrounding sites were identified.

Elevations have been determined from the USGS Digital Elevation Model and should be evaluated on a relative (not an absolute) basis. Relative elevation information between sites of close proximity should be field verified. Sites with an elevation equal to or higher than the target property have been differentiated below from sites with an elevation lower than the target property.
Page numbers and map identification numbers refer to the EDR Radius Map report where detailed data on individual sites can be reviewed.

Sites listed in ***bold italics*** are in multiple databases.

Unmappable (orphan) sites are not considered in the foregoing analysis.

STATE ASTM STANDARD

LUST: The Leaking Underground Storage Tank Incident Reports contain an inventory of reported leaking underground storage tank incidents. The data come from the Department of Health & Environmental Control's Leaking UST list.

An online review and analysis by S&ME of the LUST list,
as provided by EDR, and dated 03/17/2005 has revealed that there are 2 LUST sites
within approximately 1.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
BATTERY MARINA VILLAGE	102 MARINA BLVD	1/2 - 1 NE	7	11
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
PORT ROYAL SEAFOOD INC	***1111 11TH ST***	***0 - 1/8 E***	***1***	***6***

UST: The Underground Storage Tank database contains registered USTs. USTs are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA). The data come from the Department of Health & Environmental Control's list: Comprehensive Underground Storage Tanks.

An online review and analysis by S&ME of the UST list,
as provided by EDR, and dated 03/17/2005 has revealed that there are 6 UST sites
within approximately 1.25 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
CHARLESTON COCA COLA BOTTLING	***2301 S RIBAUT RD***	***1/4 - 1/2N***	***2***	***7***
BAY BEVERAGE DISTRIBUTORS	2310 RIBAUT RD	1/4 - 1/2NNE	A3	8
VERA P GOLLIHUGH DEV	2415 S RIBAUT RD	1/4 - 1/2NNE	A4	9
PANTRY 295	1810 S RIBAUT RD	1/4 - 1/2N	6	11
Lower Elevation	**Address**	**Dist / Dir**	**Map ID**	**Page**
PORT ROYAL SEAFOOD INC	***1111 11TH ST***	***0 - 1/8 E***	***1***	***6***
PORT ROYAL EXXON SERVICE	2002 S RIBAUT RD	1/4 - 1/2NNE	5	9

EXECUTIVE SUMMARY

FEDERAL ASTM SUPPLEMENTAL

Federal Lands: Consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

An online review and analysis by S&ME of the DOD list, as provided by EDR, and dated 10/01/2003 has revealed that there is 1 DOD site within approximately 2 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
PARRIS ISLAND U.S. MARINE CORP		1/2 - 1 SE	0	6

STATE OR LOCAL ASTM SUPPLEMENTAL

GWIC: Groundwater Contamination Inventory Cases. Any site that has groundwater contamination over a federal MCL.

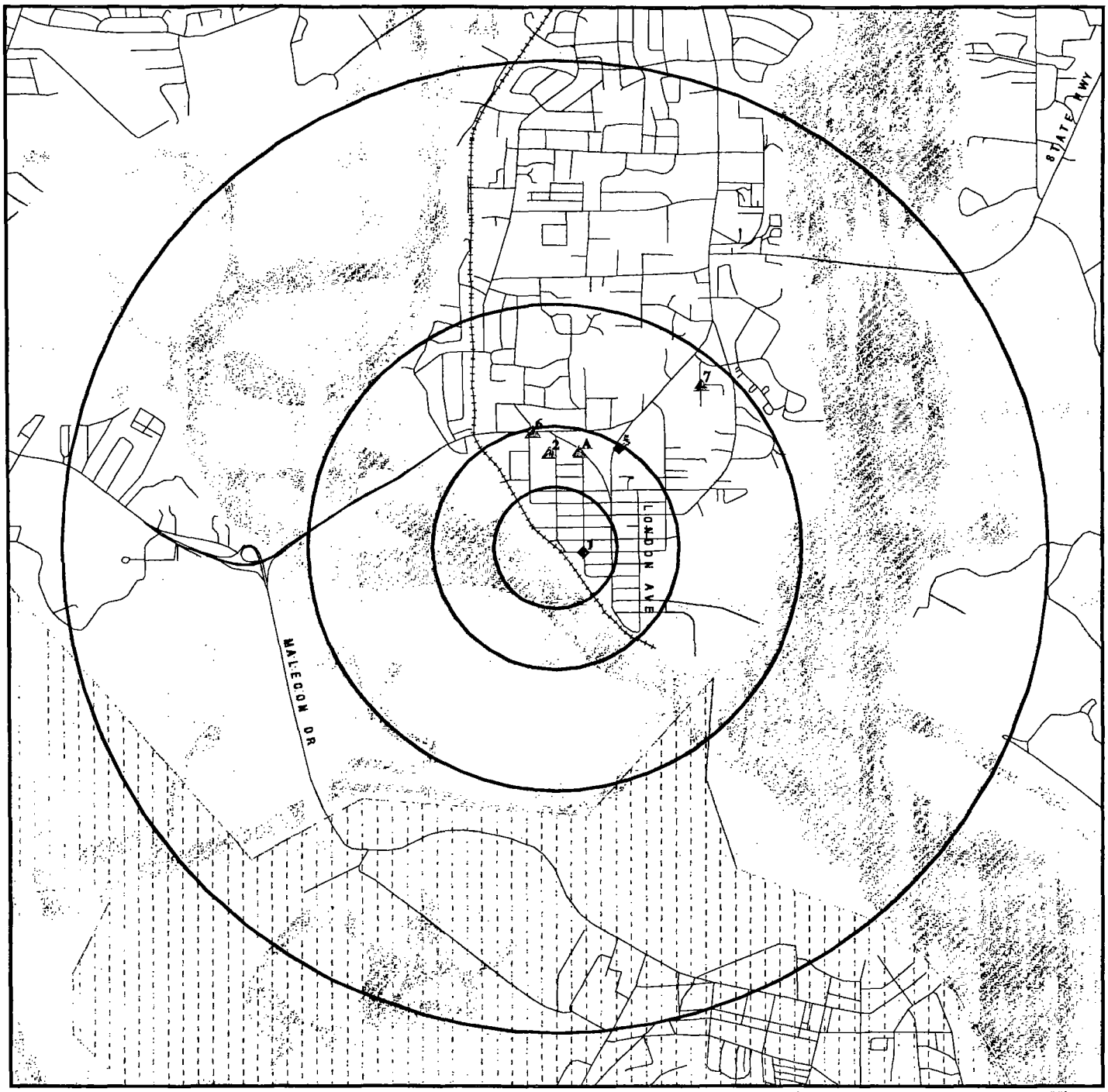
An online review and analysis by S&ME of the GWCI list, as provided by EDR, and dated 07/01/2004 has revealed that there is 1 GWCI site within approximately 1.5 miles of the target property.

Equal/Higher Elevation	Address	Dist / Dir	Map ID	Page
CHARLESTON COCA COLA BOTTLING	*2301 S RIBAUT RD*	*1/4 - 1/2 N*	*2*	*7*

Due to poor or inadequate address information, the following sites were not mapped:

Site Name	Database(s)
BEAUFORT PHOSPHATE COMPANY	SHWS
HAMMOND HULL COMPANY	SHWS
BAY BEVERAGE DISTRIBUTORS	FINDS, LUST
CHARLESTON COCA COLA BOTTLING	FINDS, LUST
PORT ROYAL OIL CO INC	UST
RIBAUT RD SITE	UST
PORT ROYAL ELEMENTARY SCHOOL	FINDS
PORT ROYAL OIL CO INC	FINDS
PORT OF PORT ROYAL INC	FINDS
PRESERVE OF PORT ROYAL PH II LLC	FINDS
PORT OF PORTROYAL CLOSED	FINDS
PORT ROYAL EXXON SERVICE	FINDS
BATTERY MARINA VILLAGE	GWCI

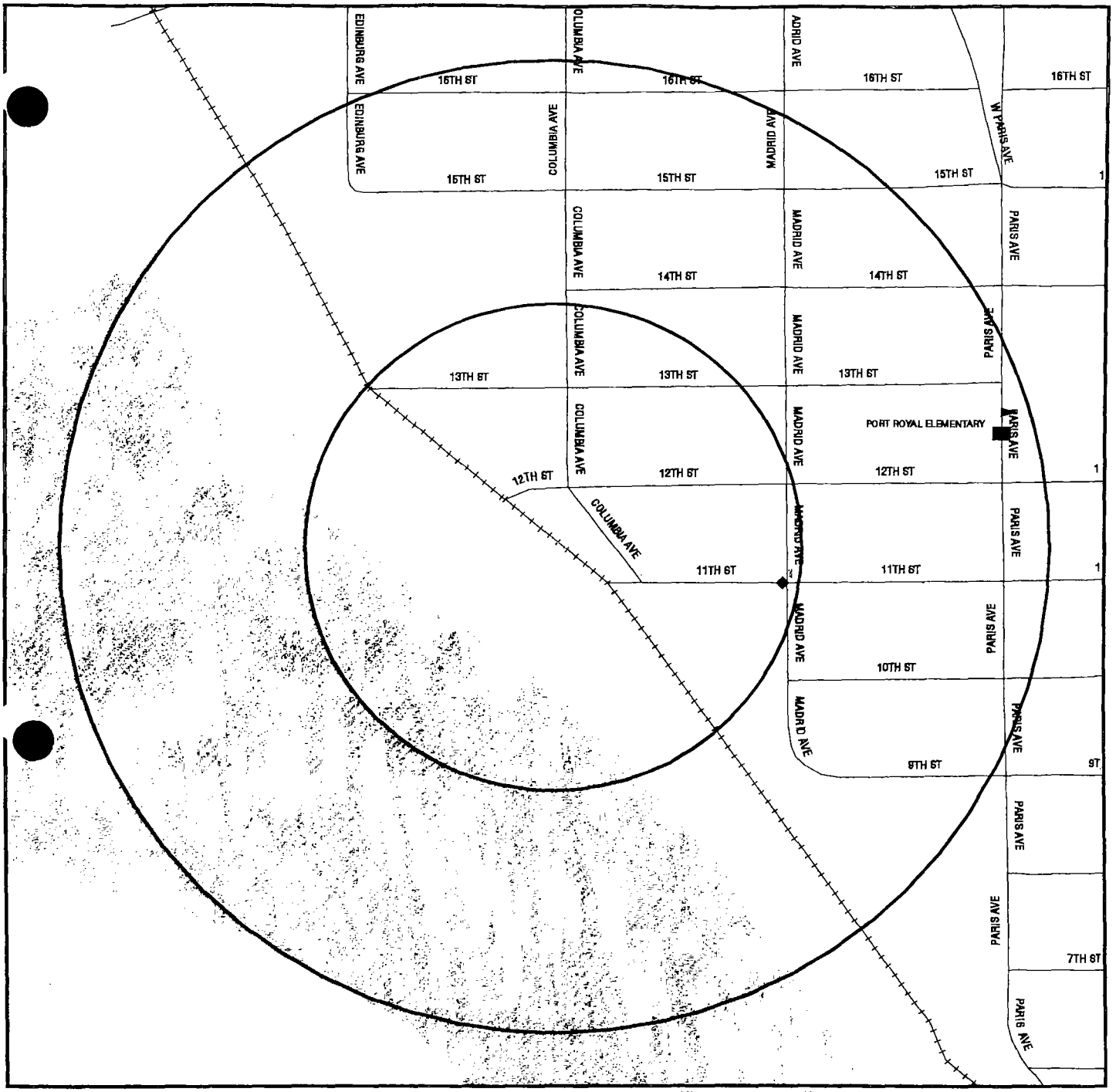
OVERVIEW MAP - 01400137.1r - S&ME



- Target Property
- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

TARGET PROPERTY:	Port Royal Port Facility	CUSTOMER:	S&ME
ADDRESS:	Paris Avenue	CONTACT:	Jill Bishop
CITY/STATE/ZIP:	Port Royal SC 29935	INQUIRY #:	01400137.1r
LAT/LONG:	32.3770 / 80.6965	DATE:	April 14, 2005 10:56 am

DETAIL MAP - 01400137.1r - S&ME



Target Property

- Sites at elevations higher than or equal to the target property
- Sites at elevations lower than the target property
- Coal Gasification Sites
- Sensitive Receptors
- National Priority List Sites
- Landfill Sites
- Dept. Defense Sites
- Indian Reservations BIA
- Oil & Gas pipelines
- 100-year flood zone
- 500-year flood zone
- Federal Wetlands

TARGET PROPERTY:	Port Royal Port Facility	CUSTOMER:	S&ME
ADDRESS:	Paris Avenue	CONTACT:	Jill Bishop
CITY/STATE/ZIP:	Port Royal SC 29935	INQUIRY #:	01400137.1r
LAT/LONG:	32.3770 / 80.6965	DATE:	April 14, 2005 10:56 am

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
FEDERAL ASTM STANDARD								
NPL		2.000	0	0	0	0	0	0
Proposed NPL		2.000	0	0	0	0	0	0
CERCLIS		1.500	0	0	0	0	0	0
CERC-NFRAP		1.250	0	0	0	0	0	0
CORRACTS		2.000	0	0	0	0	0	0
RCRA TSD		1.500	0	0	0	0	0	0
RCRA Lg. Quan. Gen.		1.250	0	0	0	0	0	0
RCRA Sm. Quan. Gen.		1.250	0	0	0	0	0	0
ERNS		1.000	0	0	0	0	NR	0
STATE ASTM STANDARD								
State Haz. Waste		2.000	0	0	0	0	0	0
State Landfill		1.500	0	0	0	0	0	0
LUST		1.500	1	0	0	1	0	2
UST		1.250	1	0	5	0	0	6
VCP		1.500	0	0	0	0	0	0
FEDERAL ASTM SUPPLEMENTAL								
CONSENT		2.000	0	0	0	0	0	0
ROD		2.000	0	0	0	0	0	0
Delisted NPL		2.000	0	0	0	0	0	0
FINDS		1.000	0	0	0	0	NR	0
HMIRS		1.000	0	0	0	0	NR	0
MLTS		1.000	0	0	0	0	NR	0
MINES		1.250	0	0	0	0	0	0
NPL Liens		1.000	0	0	0	0	NR	0
PADS		1.000	0	0	0	0	NR	0
INDIAN RESERV		2.000	0	0	0	0	0	0
UMTRA		1.500	0	0	0	0	0	0
ODI		1.500	0	0	0	0	0	0
FUDS		2.000	0	0	0	0	0	0
DOD		2.000	0	0	0	1	0	1
RAATS		1.000	0	0	0	0	NR	0
TRIS		1.000	0	0	0	0	NR	0
TSCA		1.000	0	0	0	0	NR	0
SSTS		1.000	0	0	0	0	NR	0
FTTS		1.000	0	0	0	0	NR	0
STATE OR LOCAL ASTM SUPPLEMENTAL								
AST		1.000	0	0	0	0	NR	0
SC Spills		1.000	0	0	0	0	NR	0
GWCI		1.500	0	0	1	0	0	1
DRYCLEANERS		1.250	0	0	0	0	0	0

MAP FINDINGS SUMMARY

Database	Target Property	Search Distance (Miles)	< 1/8	1/8 - 1/4	1/4 - 1/2	1/2 - 1	> 1	Total Plotted
EDR PROPRIETARY HISTORICAL DATABASES								
Coal Gas		2.000	0	0	0	0	0	0
BROWNFIELDS DATABASES								
US BROWNFIELDS		1.500	0	0	0	0	0	0
US INST CONTROL		1.500	0	0	0	0	0	0
VCP		1.500	0	0	0	0	0	0
BROWNFIELDS		1.500	0	0	0	0	0	0
AUL		1.500	0	0	0	0	0	0

NOTES:

TP = Target Property

NR = Not Requested at this Search Distance

Sites may be listed in more than one database

Coal Gas Site Search: No site was found in a search of Real Property Scan's ENVIROHAZ database.

DOD
Region
SE
1/2-1
4394 ft.

PARRIS ISLAND U.S. MARINE CORPS — **DOD** **CDOD046897**
N/A

BEAUFORT (County), SC

FEDERAL LANDS:

Feature 1:	Marine Corps DOD
Feature 2:	Not reported
Feature 3:	Not reported
Agency:	DOD
URL:	Not reported
Name 1:	Parris Island U.S. Marine Corps
Name 2:	Not reported
Name 3:	Not reported
State:	SC

1
East
< 1/8
618 ft.

PORT ROYAL SEAFOOD INC — **LUST** **U003524373**
1111 11TH ST — **UST** **N/A**
PORT ROYAL, SC 29935

Relative:
Lower

Actual:
14 ft.

LUST:

Facility ID:	12088	Proj Manager:	STOUDEDW
Report Date:	10/25/91	Num Of Releases	1
Owner:	SC STATE PORTS AUTHORITY		
NFA Date:	9/1/1992		
Date Confirmed:	05/12/92	Rank:	Not reported
Facility Status:	0		
Substance:	PETRO		

Facility ID:	12088	Proj Manager:	AKHVLEKT
Report Date:	01/23/97	Num Of Releases	2
Owner:	SC STATE PORTS AUTHORITY		
NFA Date:	6/30/1998		
Date Confirmed:	02/13/97	Rank:	3BD
Facility Status:	Currently inactive		
Substance:	PETRO		

UST:

Facility ID:	12088	Tank ID:	1
Contact:	STEVENSON KEMP	Contact Tel:	803-521-5082
Capacity:	10000	Calcage:	10
Product:	Diesel		
Status:	Abandoned		
Owner:	SC STATE PORTS AUTHORITY		
Owner Contact:	STEVENSON KEMP		
Owner Address:	PO BOX 817		
	CHARLESTON, SC 29402		
Owner Phone:	843-577-8165		

Facility ID:	12088	Tank ID:	2
Contact:	STEVENSON KEMP	Contact Tel:	803-521-5082
Capacity:	3000	Calcage:	Not reported
Product:	Diesel		
Status:	Abandoned		

PORT ROYAL SEAFOOD INC (Continued) **U003524373**

Owner: SC STATE PORTS AUTHORITY
Owner Contact: STEVENSON KEMP
Owner Address: PO BOX 817

CHARLESTON, SC 29402
Owner Phone: 843-577-8165

Facility ID: 12088
Contact: STEVENSON KEMP
Capacity: 3000
Product: Diesel
Status: Abandoned
Owner: SC STATE PORTS AUTHORITY
Owner Contact: STEVENSON KEMP
Owner Address: PO BOX 817

CHARLESTON, SC 29402
Owner Phone: 843-577-8165

Tank ID: 3
Contact Tel: 803-521-5082
Calcage: Not reported

---

2 **CHARLESTON COCA COLA BOTTLING** **GWCI U003520032**
North **2301 S RIBAUT RD** **UST N/A**
1/4-1/2 **PORT ROYAL, SC 29935**
2073 ft.

Relative:
Higher

Actual:
27 ft.

SC GWIC:
Contamination: PETRO
Permit Number: 00913
EAP ID: Not reported
WPC Permit: Not reported
Surface Impact: No
Source: UST
Bureau: Bureau of Land and Waste Management

Solid Waste Permit #:	Not reported
Bureau of Land and Waste Management file #:	Not reported
Program:	DUST
Petroleum Products:	True
Volatile Organic Compounds:	False
Metals:	False
Nitrates or Potential to Nitrate:	False
Pesticides and Herbicides:	False
Polychlorinated Biphenyls:	False
Base, Neutral, and Acid Extractables:	False
Phenols :	False
Radionuclides Over Max Contaminant Levels:	False
Sources Not In Other Categories:	False
Underground Storage Tanks:	True
Pits, Ponds, and Lagoons:	False
Spills and Leaks:	False
Landfills:	False
Aboveground Storage Tank:	False
Spray Irrigation:	False
Single-Event Spill :	False
Unpermitted Disposal :	False
Septic Tank/Tile Field:	False
Substances Not In Other Categories:	False
Sources of Contamination Undetermined:	False
Assessment:	No
Monitoring:	Yes
Remediation:	No

CHARLESTON COCA COLA BOTTLING (Continued) **U003520032**

Drinking Water Well Impact: No
Remarks: Site ID # 00913. RBCA Classification 3BA5. Inactive

UST:

Facility ID:	913	Tank ID:	1
Contact:	STANLEY ELLINGTON	Contact Tel:	803-524-7221
Capacity:	8000	Calcage:	Not reported
Product:	Diesel		
Status:	Abandoned		
Owner:	CHARLESTON COCA COLA BOTTLING		
Owner Contact:	STANLEY ELLINGTON		
Owner Address:	823 MEETING ST		
	CHARLESTON, SC 29403		
Owner Phone:	803-577-2431		

Facility ID:	913	Tank ID:	2
Contact:	STANLEY ELLINGTON	Contact Tel:	803-524-7221
Capacity:	6000	Calcage:	Not reported
Product:	Gasoline		
Status:	Abandoned		
Owner:	CHARLESTON COCA COLA BOTTLING		
Owner Contact:	STANLEY ELLINGTON		
Owner Address:	823 MEETING ST		
	CHARLESTON, SC 29403		
Owner Phone:	803-577-2431		

Facility ID:	913	Tank ID:	3
Contact:	STANLEY ELLINGTON	Contact Tel:	803-524-7221
Capacity:	3000	Calcage:	Not reported
Product:	Gasoline		
Status:	Abandoned		
Owner:	CHARLESTON COCA COLA BOTTLING		
Owner Contact:	STANLEY ELLINGTON		
Owner Address:	823 MEETING ST		
	CHARLESTON, SC 29403		
Owner Phone:	803-577-2431		

A3
NNE
1/4-1/2
2155 ft.

Relative: Higher

Actual: 29 ft.

BAY BEVERAGE DISTRIBUTORS **UST** **U003519234**
2310 RIBAUT RD **N/A**
PORT ROYAL, SC 29901

Site 1 of 2 in cluster A

UST:

Facility ID:	905	Tank ID:	1
Contact:	BILL SMOAK	Contact Tel:	-
Capacity:	2000	Calcage:	Not reported
Product:	Gasoline		
Status:	Abandoned		
Owner:	BEAUFORT OIL CO INC		
Owner Contact:	BILL SMOAK		
Owner Address:	PO BOX 1258		
	BEAUFORT, SC 29901		
Owner Phone:	843-524-4185		

A4
NNE
1/4-1/2
2184 ft.

Relative:
Higher

Actual:
29 ft.

VERA P GOLLIHUGH DEV
2415 S RIBAUT RD
PORT ROYAL, SC 29935

Site 2 of 2 in cluster A

UST **U003526330**
N/A

UST:

Facility ID:	902	Tank ID:	1
Contact:	BILL SMOAK	Contact Tel:	Not reported
Capacity:	1000	Calcage:	Not reported
Product:	Gasoline		
Status:	Abandoned		
Owner:	BEAUFORT OIL CO INC		
Owner Contact:	BILL SMOAK		
Owner Address:	PO BOX 1258		
	BEAUFORT, SC 29901		
Owner Phone:	843-524-4185		

Facility ID:	902	Tank ID:	2
Contact:	BILL SMOAK	Contact Tel:	Not reported
Capacity:	1000	Calcage:	Not reported
Product:	Gasoline		
Status:	Abandoned		
Owner:	BEAUFORT OIL CO INC		
Owner Contact:	BILL SMOAK		
Owner Address:	PO BOX 1258		
	BEAUFORT, SC 29901		
Owner Phone:	843-524-4185		

Facility ID:	902	Tank ID:	3
Contact:	BILL SMOAK	Contact Tel:	Not reported
Capacity:	550	Calcage:	Not reported
Product:	Diesel		
Status:	Abandoned		
Owner:	BEAUFORT OIL CO INC		
Owner Contact:	BILL SMOAK		
Owner Address:	PO BOX 1258		
	BEAUFORT, SC 29901		
Owner Phone:	843-524-4185		

5
NNE
1/4-1/2
2558 ft.

Relative:
Lower

Actual:
12 ft.

PORT ROYAL EXXON SERVICE
2002 S RIBAUT RD
PORT ROYAL, SC 29935

UST **U003630154**
N/A

UST:

Facility ID:	964	Tank ID:	1
Contact:	BILL SMOAK	Contact Tel:	Not reported
Capacity:	8000	Calcage:	15
Product:	Gasoline		
Status:	Currently in use		
Owner:	BEAUFORT OIL CO INC		
Owner Contact:	BILL SMOAK		
Owner Address:	PO BOX 1258		
	BEAUFORT, SC 29901		
Owner Phone:	843-524-4185		

PORT ROYAL EXXON SERVICE (Continued) **U003630154**

Facility ID:	964	Tank ID:	2
Contact:	BILL SMOAK	Contact Tel:	Not reported
Capacity:	8000	Calcage:	15
Product:	Gasoline		
Status:	Currently in use		
Owner:	BEAUFORT OIL CO INC		
Owner Contact:	BILL SMOAK		
Owner Address:	PO BOX 1258		
	BEAUFORT, SC 29901		
Owner Phone:	843-524-4185		

Facility ID:	964	Tank ID:	3
Contact:	BILL SMOAK	Contact Tel:	Not reported
Capacity:	6000	Calcage:	15
Product:	Diesel		
Status:	Currently in use		
Owner:	BEAUFORT OIL CO INC		
Owner Contact:	BILL SMOAK		
Owner Address:	PO BOX 1258		
	BEAUFORT, SC 29901		
Owner Phone:	843-524-4185		

Facility ID:	964	Tank ID:	4
Contact:	BILL SMOAK	Contact Tel:	Not reported
Capacity:	550	Calcage:	15
Product:	Kerosene		
Status:	Abandoned		
Owner:	BEAUFORT OIL CO INC		
Owner Contact:	BILL SMOAK		
Owner Address:	PO BOX 1258		
	BEAUFORT, SC 29901		
Owner Phone:	843-524-4185		

Facility ID:	964	Tank ID:	5
Contact:	BILL SMOAK	Contact Tel:	Not reported
Capacity:	550	Calcage:	15
Product:	Waste Oil		
Status:	Abandoned		
Owner:	BEAUFORT OIL CO INC		
Owner Contact:	BILL SMOAK		
Owner Address:	PO BOX 1258		
	BEAUFORT, SC 29901		
Owner Phone:	843-524-4185		

6
North
1/4-1/2
2571 ft.

PANTRY 295
1810 S RIBAUT RD
PORT ROYAL, SC 29935

UST

U003630166
N/A

Relative:
Higher

Actual:
26 ft.

UST:

Facility ID:	970	Tank ID:	1
Contact:	RENEE THOMAS	Contact Tel:	843-521-1095
Capacity:	10000	Calcage:	5
Product:	Gasoline		
Status:	Currently in use		
Owner:	PANTRY INC		
Owner Contact:	RENEE THOMAS		
Owner Address:	PO BOX 1410		
	SANFORD, NC 27331		
Owner Phone:	919-774-6700		

Facility ID:	970	Tank ID:	2
Contact:	RENEE THOMAS	Contact Tel:	843-521-1095
Capacity:	10000	Calcage:	5
Product:	Gasoline		
Status:	Currently in use		
Owner:	PANTRY INC		
Owner Contact:	RENEE THOMAS		
Owner Address:	PO BOX 1410		
	SANFORD, NC 27331		
Owner Phone:	919-774-6700		

Facility ID:	970	Tank ID:	3
Contact:	RENEE THOMAS	Contact Tel:	843-521-1095
Capacity:	10000	Calcage:	5
Product:	Gasoline		
Status:	Currently in use		
Owner:	PANTRY INC		
Owner Contact:	RENEE THOMAS		
Owner Address:	PO BOX 1410		
	SANFORD, NC 27331		
Owner Phone:	919-774-6700		

7
NE
1/2-1
4706 ft.

BATTERY MARINA VILLAGE
102 MARINA BLVD
PORT ROYAL, SC 29935

LUST

S105684763
N/A

Relative:
Higher

Actual:
20 ft.

LUST:

Facility ID:	10440	Proj Manager:	SHRADEAA
Report Date:	11/18/92	Num Of Releases	1
Owner:	BATTERY MARINA VILLAGE		
NFA Date:	Not reported		
Date Confirmed:	08/04/93	Rank:	3AC
Facility Status:	Currently inactive		
Substance:	PETRO		

ORPHAN SUMMARY

City	EDR ID	Site Name	Site Address	Zip	Database(s)
PORT ROYAL	1007226455	PORT ROYAL ELEMENTARY SCHOOL	10TH AVE	29935	FINDS
PORT ROYAL	U003929927	BATTERY MARINA VILLAGE	RT 2 BOX 2 HWY 802	29935	GWCI
PORT ROYAL	U003524372	PORT ROYAL OIL CO INC	HWY 802	29935	UST
PORT ROYAL	1007247778	PORT ROYAL OIL CO INC	HWY 802	29935	FINDS
PORT ROYAL	1007240097	PORT OF PORT ROYAL INC	PO BOX 256	29935	FINDS
PORT ROYAL	S106233989	BEAUFORT PHOSPHATE COMPANY	LENORA DRIVE	29935	SHWS
PORT ROYAL	S106233991	HAMMOND HULL COMPANY	LENORA DRIVE	29935	SHWS
PORT ROYAL	1007832745	PRESERVE OF PORT ROYAL PH II LLC	1845 N PARIS AVE	29935	FINDS
PORT ROYAL	1004593264	PORT OF PORTROYAL CLOSED	PIER 21	29935	FINDS
PORT ROYAL	1007238042	BAY BEVERAGE DISTRIBUTORS	2310 RIBAUT RD	29935	FINDS, LUST
PORT ROYAL	1007225062	CHARLESTON COCA COLA BOTTLING	2301 S RIBAUT RD	29935	FINDS, LUST
PORT ROYAL	U003524610	RIBAUT RD SITE	2201 S RIBAUT RD	29935	UST
PORT ROYAL	1007243604	PORT ROYAL EXXON SERVICE	2002 S RIBAUT RD	29935	FINDS

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

To maintain currency of the following federal and state databases, EDR contacts the appropriate governmental agency on a monthly or quarterly basis, as required.

Elapsed ASTM days: Provides confirmation that this EDR report meets or exceeds the 90-day updating requirement of the ASTM standard.

FEDERAL ASTM STANDARD RECORDS

NPL: National Priority List
Source: EPA
Telephone: N/A
National Priorities List (Superfund). The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund Program. NPL sites may encompass relatively large areas. As such, EDR provides polygon coverage for over 1,000 NPL site boundaries produced by EPA's Environmental Photographic Interpretation Center (EPIC) and regional EPA offices.

Date of Government Version: 12/14/04
Date Made Active at EDR: 02/03/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 02/01/05
Elapsed ASTM days: 2
Date of Last EDR Contact: 02/01/05

NPL Site Boundaries

Sources:

EPA's Environmental Photographic Interpretation Center (EPIC)
Telephone: 202-564-7333

EPA Region 1
Telephone 617-918-1143

EPA Region 3
Telephone 215-814-5418

EPA Region 4
Telephone 404-562-8033

EPA Region 6
Telephone: 214-655-6659

EPA Region 8
Telephone: 303-312-6774

Proposed NPL: Proposed National Priority List Sites
Source: EPA
Telephone: N/A

Date of Government Version: 12/14/04
Date Made Active at EDR: 02/03/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 02/01/05
Elapsed ASTM days: 2
Date of Last EDR Contact: 02/01/05

CERCLIS: Comprehensive Environmental Response, Compensation, and Liability Information System
Source: EPA
Telephone: 703-413-0223
CERCLIS contains data on potentially hazardous waste sites that have been reported to the USEPA by states, municipalities, private companies and private persons, pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA). CERCLIS contains sites which are either proposed to or on the National Priorities List (NPL) and sites which are in the screening and assessment phase for possible inclusion on the NPL.

Date of Government Version: 02/15/05
Date Made Active at EDR: 04/06/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/22/05
Elapsed ASTM days: 15
Date of Last EDR Contact: 03/22/05

CERCLIS-NFRAP: CERCLIS No Further Remedial Action Planned
Source: EPA
Telephone: 703-413-0223
As of February 1995, CERCLIS sites designated "No Further Remedial Action Planned" (NFRAP) have been removed from CERCLIS. NFRAP sites may be sites where, following an initial investigation, no contamination was found, contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. EPA has removed approximately 25,000 NFRAP sites to lift the unintended barriers to the redevelopment of these properties and has archived them as historical records so EPA does not needlessly repeat the investigations in the future. This policy change is part of the EPA's Brownfields Redevelopment Program to help cities, states, private investors and affected citizens to promote economic redevelopment of unproductive urban sites.

Date of Government Version: 03/22/05
Date Made Active at EDR: 04/06/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 04/01/05
Elapsed ASTM days: 5
Date of Last EDR Contact: 04/01/05

CORRACTS: Corrective Action Report
Source: EPA
Telephone: 800-424-9346
CORRACTS identifies hazardous waste handlers with RCRA corrective action activity.

Date of Government Version: 12/15/04
Date Made Active at EDR: 02/25/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/07/05
Elapsed ASTM days: 49
Date of Last EDR Contact: 12/07/04

RCRA: Resource Conservation and Recovery Act Information
Source: EPA
Telephone: 800-424-9346
RCRAInfo is EPA's comprehensive information system, providing access to data supporting the Resource Conservation and Recovery Act (RCRA) of 1976 and the Hazardous and Solid Waste Amendments (HSWA) of 1984. RCRAInfo replaces the data recording and reporting abilities of the Resource Conservation and Recovery Information System (RCRIS). The database includes selective information on sites which generate, transport, store, treat and/or dispose of hazardous waste as defined by the Resource Conservation and Recovery Act (RCRA). Conditionally exempt small quantity generators (CESQGs) generate less than 100 kg of hazardous waste, or less than 1 kg of acutely hazardous waste per month. Small quantity generators (SQGs) generate between 100 kg and 1,000 kg of hazardous waste per month. Large quantity generators (LQGs) generate over 1,000 kilograms (kg) of hazardous waste, or over 1 kg of acutely hazardous waste per month. Transporters are individuals or entities that move hazardous waste from the generator off-site to a facility that can recycle, treat, store, or dispose of the waste. TSDFs treat, store, or dispose of the waste.

Date of Government Version: 01/10/05
Date Made Active at EDR: 04/01/05
Database Release Frequency: Quarterly

Date of Data Arrival at EDR: 01/25/05
Elapsed ASTM days: 66
Date of Last EDR Contact: 03/23/05

ERNS: Emergency Response Notification System
Source: National Response Center, United States Coast Guard
Telephone: 202-260-2342
Emergency Response Notification System. ERNS records and stores information on reported releases of oil and hazardous substances.

Date of Government Version: 12/31/04
Date Made Active at EDR: 03/24/05
Database Release Frequency: Annually

Date of Data Arrival at EDR: 01/27/05
Elapsed ASTM days: 56
Date of Last EDR Contact: 01/27/05

FEDERAL ASTM SUPPLEMENTAL RECORDS

BRS: Biennial Reporting System
Source: EPA/NTIS
Telephone: 800-424-9346
The Biennial Reporting System is a national system administered by the EPA that collects data on the generation and management of hazardous waste. BRS captures detailed data from two groups: Large Quantity Generators (LQG) and Treatment, Storage, and Disposal Facilities.

Date of Government Version: 12/01/01
Database Release Frequency: Biennially

Date of Last EDR Contact: 12/13/04
Date of Next Scheduled EDR Contact: 03/14/05

CONSENT: Superfund (CERCLA) Consent Decrees
Source: Department of Justice, Consent Decree Library
Telephone: Varies
Major legal settlements that establish responsibility and standards for cleanup at NPL (Superfund) sites. Released periodically by United States District Courts after settlement by parties to litigation matters.

Date of Government Version: 03/05/04
Database Release Frequency: Varies

Date of Last EDR Contact: 10/25/04
Date of Next Scheduled EDR Contact: 01/24/05

ROD: Records Of Decision
Source: EPA
Telephone: 703-416-0223
Record of Decision. ROD documents mandate a permanent remedy at an NPL (Superfund) site containing technical and health information to aid in the cleanup.

Date of Government Version: 01/10/05
Database Release Frequency: Annually

Date of Last EDR Contact: 01/05/05
Date of Next Scheduled EDR Contact: 04/04/05

DELISTED NPL: National Priority List Deletions
Source: EPA
Telephone: N/A
The National Oil and Hazardous Substances Pollution Contingency Plan (NCP) establishes the criteria that the EPA uses to delete sites from the NPL. In accordance with 40 CFR 300.425.(e), sites may be deleted from the NPL where no further response is appropriate.

Date of Government Version: 12/14/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 02/01/05
Date of Next Scheduled EDR Contact: 05/02/05

FINDS: Facility Index System/Facility Identification Initiative Program Summary Report
Source: EPA
Telephone: N/A
Facility Index System. FINDS contains both facility information and 'pointers' to other sources that contain more detail. EDR includes the following FINDS databases in this report: PCS (Permit Compliance System), AIRS (Aerometric Information Retrieval System), DOCKET (Enforcement Docket used to manage and track information on civil judicial enforcement cases for all environmental statutes), FURS (Federal Underground Injection Control), C-DOCKET (Criminal Docket System used to track criminal enforcement actions for all environmental statutes), FFIS (Federal Facilities Information System), STATE (State Environmental Laws and Statutes), and PADS (PCB Activity Data System).

Date of Government Version: 01/12/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 01/03/05
Date of Next Scheduled EDR Contact: 04/04/05

HMIRS: Hazardous Materials Information Reporting System
Source: U.S. Department of Transportation
Telephone: 202-366-4555
Hazardous Materials Incident Report System. HMIRS contains hazardous material spill incidents reported to DOT.

Date of Government Version: 11/16/04
Database Release Frequency: Annually

Date of Last EDR Contact: 01/19/05
Date of Next Scheduled EDR Contact: 04/18/05

MLTS: Material Licensing Tracking System
Source: Nuclear Regulatory Commission
Telephone: 301-415-7169
MLTS is maintained by the Nuclear Regulatory Commission and contains a list of approximately 8,100 sites which possess or use radioactive materials and which are subject to NRC licensing requirements. To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 01/12/05
Database Release Frequency: Quarterly

Date of Last EDR Contact: 04/04/05
Date of Next Scheduled EDR Contact: 07/04/05

MINES: Mines Master Index File
Source: Department of Labor, Mine Safety and Health Administration
Telephone: 303-231-5959
Contains all mine identification numbers issued for mines active or opened since 1971. The data also includes violation information.

Date of Government Version: 11/15/04
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 12/28/04
Date of Next Scheduled EDR Contact: 03/28/05

NPL LIENS: Federal Superfund Liens
Source: EPA
Telephone: 202-564-4267
Federal Superfund Liens. Under the authority granted the USEPA by the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) of 1980, the USEPA has the authority to file liens against real property in order to recover remedial action expenditures or when the property owner receives notification of potential liability. USEPA compiles a listing of filed notices of Superfund Liens.

Date of Government Version: 10/15/91
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 02/22/05
Date of Next Scheduled EDR Contact: 05/23/05

PADS: PCB Activity Database System
Source: EPA
Telephone: 202-564-3887
PCB Activity Database. PADS Identifies generators, transporters, commercial storers and/or brokers and disposers of PCB's who are required to notify the EPA of such activities.

Date of Government Version: 12/21/04
Database Release Frequency: Annually

Date of Last EDR Contact: 02/23/05
Date of Next Scheduled EDR Contact: 05/09/05

DOD: Department of Defense Sites
Source: USGS
Telephone: 703-692-8801
This data set consists of federally owned or administered lands, administered by the Department of Defense, that have any area equal to or greater than 640 acres of the United States, Puerto Rico, and the U.S. Virgin Islands.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/05
Date of Next Scheduled EDR Contact: 05/09/05

UMTRA: Uranium Mill Tailings Sites
Source: Department of Energy
Telephone: 505-845-0011
Uranium ore was mined by private companies for federal government use in national defense programs. When the mills shut down, large piles of the sand-like material (mill tailings) remain after uranium has been extracted from the ore. Levels of human exposure to radioactive materials from the piles are low; however, in some cases tailings were used as construction materials before the potential health hazards of the tailings were recognized. In 1978, 24 inactive uranium mill tailings sites in Oregon, Idaho, Wyoming, Utah, Colorado, New Mexico, Texas, North Dakota, South Dakota, Pennsylvania, and on Navajo and Hopi tribal lands, were targeted for cleanup by the Department of Energy.

Date of Government Version: 12/29/04
Database Release Frequency: Varies

Date of Last EDR Contact: 12/21/04
Date of Next Scheduled EDR Contact: 03/21/05

ODI: Open Dump Inventory
Source: Environmental Protection Agency
Telephone: 800-424-9346
An open dump is defined as a disposal facility that does not comply with one or more of the Part 257 or Part 258 Subtitle D Criteria.

Date of Government Version: 06/30/85
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 05/23/95
Date of Next Scheduled EDR Contact: N/A

FUDS: Formerly Used Defense Sites
Source: U.S. Army Corps of Engineers
Telephone: 202-528-4285
The listing includes locations of Formerly Used Defense Sites properties where the US Army Corps of Engineers is actively working or will take necessary cleanup actions.

Date of Government Version: 12/31/03
Database Release Frequency: Varies

Date of Last EDR Contact: 01/03/05
Date of Next Scheduled EDR Contact: 04/04/05

INDIAN RESERV: Indian Reservations
Source: USGS
Telephone: 202-208-3710
This map layer portrays Indian administered lands of the United States that have any area equal to or greater than 640 acres.

Date of Government Version: 10/01/03
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: 02/08/05
Date of Next Scheduled EDR Contact: 05/09/05

RAATS: RCRA Administrative Action Tracking System
Source: EPA
Telephone: 202-564-4104
RCRA Administration Action Tracking System. RAATS contains records based on enforcement actions issued under RCRA pertaining to major violators and includes administrative and civil actions brought by the EPA. For administration actions after September 30, 1995, data entry in the RAATS database was discontinued. EPA will retain a copy of the database for historical records. It was necessary to terminate RAATS because a decrease in agency resources made it impossible to continue to update the information contained in the database.

Date of Government Version: 04/17/95
Database Release Frequency: No Update Planned

Date of Last EDR Contact: 12/06/04
Date of Next Scheduled EDR Contact: 03/07/05

TRIS: Toxic Chemical Release Inventory System
Source: EPA
Telephone: 202-566-0250
Toxic Release Inventory System. TRIS identifies facilities which release toxic chemicals to the air, water and land in reportable quantities under SARA Title III Section 313.

Date of Government Version: 12/31/02
Database Release Frequency: Annually

Date of Last EDR Contact: 12/20/04
Date of Next Scheduled EDR Contact: 03/21/05

TSCA: Toxic Substances Control Act
Source: EPA
Telephone: 202-260-5521
Toxic Substances Control Act. TSCA identifies manufacturers and importers of chemical substances included on the TSCA Chemical Substance Inventory list. It includes data on the production volume of these substances by plant site.

Date of Government Version: 12/31/02
Database Release Frequency: Every 4 Years

Date of Last EDR Contact: 12/06/04
Date of Next Scheduled EDR Contact: 03/07/05

FTTS INSP: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA
Telephone: 202-564-2501

Date of Government Version: 04/13/04
Database Release Frequency: Quarterly

Date of Last EDR Contact: 12/01/04
Date of Next Scheduled EDR Contact: 03/21/05

SSTS: Section 7 Tracking Systems
Source: EPA
Telephone: 202-564-5008
Section 7 of the Federal Insecticide, Fungicide and Rodenticide Act, as amended (92 Stat. 829) requires all registered pesticide-producing establishments to submit a report to the Environmental Protection Agency by March 1st each year. Each establishment must report the types and amounts of pesticides, active ingredients and devices being produced, and those having been produced and sold or distributed in the past year.

Date of Government Version: 12/31/03
Database Release Frequency: Annually

Date of Last EDR Contact: 11/29/04
Date of Next Scheduled EDR Contact: 04/18/05

FTTS: FIFRA/ TSCA Tracking System - FIFRA (Federal Insecticide, Fungicide, & Rodenticide Act)/TSCA (Toxic Substances Control Act)
Source: EPA/Office of Prevention, Pesticides and Toxic Substances
Telephone: 202-564-2501
FTTS tracks administrative cases and pesticide enforcement actions and compliance activities related to FIFRA, TSCA and EPCRA (Emergency Planning and Community Right-to-Know Act). To maintain currency, EDR contacts the Agency on a quarterly basis.

Date of Government Version: 09/13/04
Database Release Frequency: Quarterly
Date of Last EDR Contact: 12/01/04
Date of Next Scheduled EDR Contact: 03/21/05

STATE OF SOUTH CAROLINA ASTM STANDARD RECORDS

SHWS: Site Assessment Section Project List
Source: Department of Health and Environmental Control
Telephone: 803-734-5376
State Hazardous Waste Sites. State hazardous waste site records are the states' equivalent to CERCLIS. These sites may or may not already be listed on the federal CERCLIS list. Priority sites planned for cleanup using state funds (state equivalent of Superfund) are identified along with sites where cleanup will be paid for by potentially responsible parties. Available information varies by state.

Date of Government Version: 10/29/04
Date Made Active at EDR: 12/10/04
Database Release Frequency: Annually
Date of Data Arrival at EDR: 11/15/04
Elapsed ASTM days: 25
Date of Last EDR Contact: 01/10/05

SWF/LF: Permitted Landfills List
Source: Department of Health and Environmental Control
Telephone: 803-734-5165
Source: Department of Health and Environmental Control, GIS Section
Telephone: 803-896-4084
Solid Waste Facilities/Landfill Sites. SWF/LF type records typically contain an inventory of solid waste disposal facilities or landfills in a particular state. Depending on the state, these may be active or inactive facilities or open dumps that failed to meet RCRA Subtitle D Section 4004 criteria for solid waste landfills or disposal sites.

Date of Government Version: 10/22/04
Date Made Active at EDR: 03/24/05
Database Release Frequency: Varies
Date of Data Arrival at EDR: 02/11/05
Elapsed ASTM days: 41
Date of Last EDR Contact: 01/10/05

LUST: Leaking Underground Storage Tank List
Source: Department of Health and Environmental Control
Telephone: 803-898-4350
Leaking Underground Storage Tank Incident Reports. LUST records contain an inventory of reported leaking underground storage tank incidents. Not all states maintain these records, and the information stored varies by state.

Date of Government Version: 03/17/05
Date Made Active at EDR: 04/13/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/21/05
Elapsed ASTM days: 23
Date of Last EDR Contact: 02/22/05

UST: Comprehensive Underground Storage Tanks
Source: Department of Health and Environmental Control
Telephone: 803-898-4350
Registered Underground Storage Tanks. UST's are regulated under Subtitle I of the Resource Conservation and Recovery Act (RCRA) and must be registered with the state department responsible for administering the UST program. Available information varies by state program.

Date of Government Version: 03/17/05
Date Made Active at EDR: 04/14/05
Database Release Frequency: Quarterly
Date of Data Arrival at EDR: 03/21/05
Elapsed ASTM days: 24
Date of Last EDR Contact: 02/22/05

VCP: Voluntary Cleanup Sites
Source: Department of Health and Environmental Control
Telephone: 803-896-4049

Date of Government Version: 07/14/04
Date Made Active at EDR: 08/09/04
Database Release Frequency: Varies
Date of Data Arrival at EDR: 07/14/04
Elapsed ASTM days: 26
Date of Last EDR Contact: 01/10/05

STATE OF SOUTH CAROLINA ASTM SUPPLEMENTAL RECORDS

AST: Aboveground Storage Tank List
Source: Department of Health and Environmental Control
Telephone: 803-898-4350
Registered Aboveground Storage Tanks.

Date of Government Version: 03/25/04
Database Release Frequency: Varies
Date of Last EDR Contact: 12/27/04
Date of Next Scheduled EDR Contact: 03/28/05

SPILLS: Spill List
Source: Department of Health and Environmental Control
Telephone: 803-898-4111

Date of Government Version: 03/02/05
Database Release Frequency: Varies
Date of Last EDR Contact: 03/02/05
Date of Next Scheduled EDR Contact: 06/27/05

GWCI: Groundwater Contamination Inventory
Source: Department of Health and Environmental Control
Telephone: 803-898-3798
An inventory of all groundwater contamination cases in the state.

Date of Government Version: 07/01/04
Database Release Frequency: Annually
Date of Last EDR Contact: 01/24/05
Date of Next Scheduled EDR Contact: 04/25/05

DRYCLEANERS: Drycleaner Database
Source: Department of Health & Environmental Control
Telephone: 803-898-3882
The Drycleaning Facility Restoration Trust Fund database is used to access, prioritze and cleanup contaminated registered drycleaning sites.

Date of Government Version: 12/14/04
Database Release Frequency: Varies
Date of Last EDR Contact: 02/28/05
Date of Next Scheduled EDR Contact: 05/30/05

EDR PROPRIETARY HISTORICAL DATABASES

Former Manufactured Gas (Coal Gas) Sites: The existence and location of Coal Gas sites is provided exclusively to EDR by Real Property Scan, Inc. For a technical description of the types of hazards which may be found at such sites, contact your EDR customer service representative.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

BROWNFIELDS DATABASES

VCP: Voluntary Cleanup Sites
Source: Department of Health and Environmental Control
Telephone: N/A

Date of Government Version: 07/14/04
Database Release Frequency: Varies

Date of Last EDR Contact: 01/10/05
Date of Next Scheduled EDR Contact: 04/11/05

US BROWNFIELDS: A Listing of Brownfields Sites
Source: Environmental Protection Agency
Telephone: 202-566-2777
Included in the listing are brownfields properties addresses by Cooperative Agreement Recipients and brownfields properties addressed by Targeted Brownfields Assessments. Targeted Brownfields Assessments-EPA's Targeted Brownfields Assessments (TBA) program is designed to help states, tribes, and municipalities--especially those without EPA Brownfields Assessment Demonstration Pilots--minimize the uncertainties of contamination often associated with brownfields. Under the TBA program, EPA provides funding and/or technical assistance for environmental assessments at brownfields sites throughout the country. Targeted Brownfields Assessments supplement and work with other efforts under EPA's Brownfields Initiative to promote cleanup and redevelopment of brownfields. Cooperative Agreement Recipients-States, political subdivisions, territories, and Indian tribes become Brownfields Cleanup Revolving Loan Fund (BCRLF) cooperative agreement recipients when they enter into BCRLF cooperative agreements with the U.S. EPA. EPA selects BCRLF cooperative agreement recipients based on a proposal and application process. BCRLF cooperative agreement recipients must use EPA funds provided through BCRLF cooperative agreement for specified brownfields-related cleanup activities.

Date of Government Version: N/A
Database Release Frequency: Semi-Annually

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

AUL: Land Use Controls
Source: Department of Health & Environmental Control
Telephone: 803-896-4049
The term Land Use Controls or "LUCs" encompass institutional controls, such as those involved in real estate interests, governmental permitting, zoning, public advisories, deed notices, and other legal restrictions. The term also includes restrictions on access, whether achieved by means of engineered barriers (e.g., fence or concrete pad) or by human means (e.g., the presence of security guards). Additionally, the term includes both affirmative measures to achieve the desired restrictions (e.g., night lighting of an area) and prohibitive directives (e.g., restrictions on certain types of wells for the duration of the corrective action). Considered altogether, the LUCs for a facility will provide a tool for how the property should be used in order to maintain the level of protectiveness that one or more corrective actions were designed to achieve.

Date of Government Version: 01/11/05
Database Release Frequency: Varies

Date of Last EDR Contact: 01/10/05
Date of Next Scheduled EDR Contact: 04/11/05

BROWNFIELDS: Brownfields Sites Listing
Source: Department of Health & Environmental Control
Telephone: 803-896-4069
The Brownfields component of the Voluntary Cleanup Program allows a non-responsible party to acquire a contaminated property with State Superfund liability protection for existing contamination by agreeing to perform an environmental assessment and/or remediation.

Date of Government Version: 01/11/05
Database Release Frequency: Varies

Date of Last EDR Contact: 01/10/05
Date of Next Scheduled EDR Contact: 04/11/05

US INST CONTROL: Sites with Institutional Controls
Source: Environmental Protection Agency
Telephone: 703-603-8867
A listing of sites with institutional controls in place. Institutional controls include administrative measures, such as groundwater use restrictions, construction restrictions, property use restrictions, and post remediation care requirements intended to prevent exposure to contaminants remaining on site. Deed restrictions are generally required as part of the institutional controls.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

Date of Government Version: N/A
Database Release Frequency: Varies

Date of Last EDR Contact: N/A
Date of Next Scheduled EDR Contact: N/A

OTHER DATABASE(S)

Depending on the geographic area covered by this report, the data provided in these specialty databases may or may not be complete. For example, the existence of wetlands information data in a specific report does not mean that all wetlands in the area covered by the report are included. Moreover, the absence of any reported wetlands information does not necessarily mean that wetlands do not exist in the area covered by the report.

Oil/Gas Pipelines: This data was obtained by EDR from the USGS in 1994. It is referred to by USGS as GeoData Digital Line Graphs from 1:100,000-Scale Maps. It was extracted from the transportation category including some oil, but primarily gas pipelines.

Electric Power Transmission Line Data
Source: PennWell Corporation
Telephone: (800) 823-6277
This map includes information copyrighted by PennWell Corporation. This information is provided on a best effort basis and PennWell Corporation does not guarantee its accuracy nor warrant its fitness for any particular purpose. Such information has been reprinted with the permission of PennWell.

Sensitive Receptors: There are individuals deemed sensitive receptors due to their fragile immune systems and special sensitivity to environmental discharges. These sensitive receptors typically include the elderly, the sick, and children. While the location of all sensitive receptors cannot be determined, EDR indicates those buildings and facilities - schools, daycares, hospitals, medical centers, and nursing homes - where individuals who are sensitive receptors are likely to be located.

AHA Hospitals:
Source: American Hospital Association, Inc.
Telephone: 312-280-5991
The database includes a listing of hospitals based on the American Hospital Association's annual survey of hospitals.

Medical Centers: Provider of Services Listing
Source: Centers for Medicare & Medicaid Services
Telephone: 410-786-3000
A listing of hospitals with Medicare provider number, produced by Centers of Medicare & Medicaid Services, a federal agency within the U.S. Department of Health and Human Services.

Nursing Homes
Source: National Institutes of Health
Telephone: 301-594-6248
Information on Medicare and Medicaid certified nursing homes in the United States.

Public Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on elementary and secondary public education in the United States. It is a comprehensive, annual, national statistical database of all public elementary and secondary schools and school districts, which contains data that are comparable across all states.

Private Schools
Source: National Center for Education Statistics
Telephone: 202-502-7300
The National Center for Education Statistics' primary database on private school locations in the United States.

Daycare Centers: Child Day Care List
Source: Department of Social Services
Telephone: 803-898-7345

Flood Zone Data: This data, available in select counties across the country, was obtained by EDR in 1999 from the Federal Emergency Management Agency (FEMA). Data depicts 100-year and 500-year flood zones as defined by FEMA.

NWI: National Wetlands Inventory. This data, available in select counties across the country, was obtained by EDR in 2002 from the U.S. Fish and Wildlife Service.

GOVERNMENT RECORDS SEARCHED / DATA CURRENCY TRACKING

STREET AND ADDRESS INFORMATION

Fax To: S&ME
Contact: Jill Bishop
Fax : 843-881-6149
Date: 04/14/2005

Fax From: Erin Fredericks
EDR
Phone: 1-800-352-0050

EDR PUR-IQ® Report

"the intelligent way to conduct historical research"

for
Port Royal Port Facility
Paris Avenue
Port Royal, SC 29935
Lat./Long. 32.37700 / 80.69650
EDR Inquiry # 01400137.1r

The EDR PUR-IQ report facilitates historical research planning required to complete the Phase I ESA process. The report identifies the *likelihood* of prior use coverage by searching EDR's proprietary historical source(s) database comprising nationwide information on: city directories, fire insurance maps, aerial photographs, historical topographic maps, flood maps and National Wetland Inventory maps.

Potential for EDR Historical (Prior Use) Coverage - Coverage in the following historical information sources may be used as a guide to develop your historical research strategy:

1. City Directory:	Coverage may exist for portions of Beaufort County, SC.
2. Fire Insurance Map:	When you order online any ASTM 2000 Package, or an EDR Radius Map with a Sanborn Map Search/Print, you receive site specific Sanborn Map coverage information at no charge.
3. Aerial Photograph:	Aerial photography coverage may exist for portions of Beaufort County. Please contact your EDR Account Executive for information about USGS photos available through EDR.
4. Topographic Map:	The USGS 7.5 min. quad topo sheet(s) associated with this site:

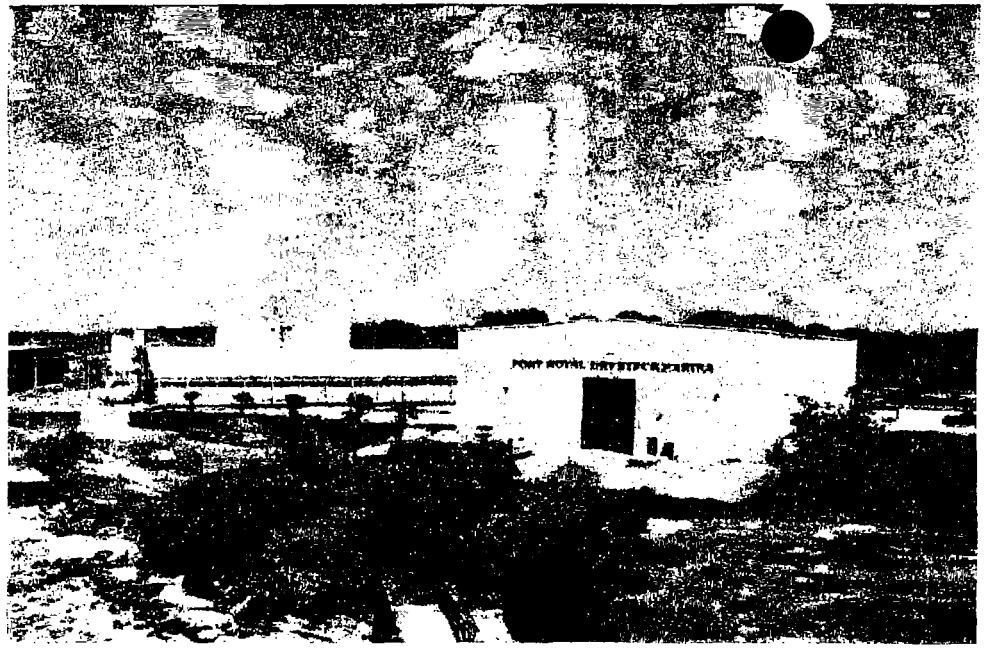
Historical:	Coverage exists for Beaufort County	
Current:	Target Property:	32080-D6 Beaufort, SC
	Additional required for 1 Mile radius:	32080-C6 Parris Island, SC

EDR's network of professional researchers, located throughout the United States, accesses the most extensive national collections of city directory, fire insurance maps, aerial photographs and historical topographic map resources available for Port Royal, SC. These collections may be located in multiple libraries throughout the country. To ensure maximum coverage, EDR will often assign researchers at these multiple locations on your behalf. Please call or fax your EDR representative to authorize a search.

APPENDIX IV

PHOTOGRAPHS

View of terminal facility from the viewing area at The Sands.



View of the dry-storage facility from viewing area.

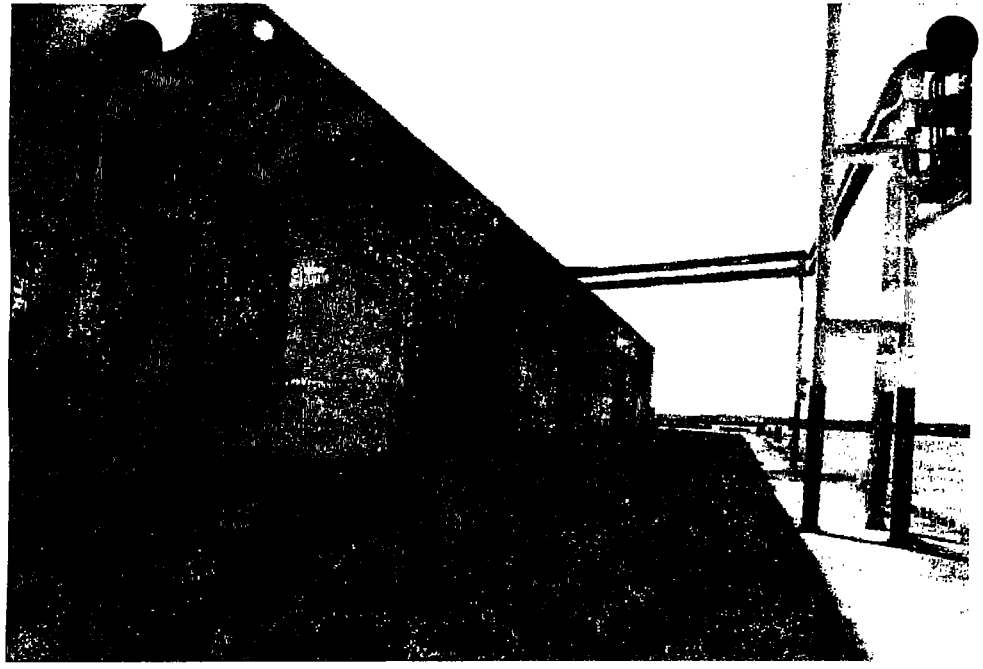
View of vacant and parking areas associated with the terminal property.

Multiple drums of used oil and oil filters in building 609, maintenance shed.

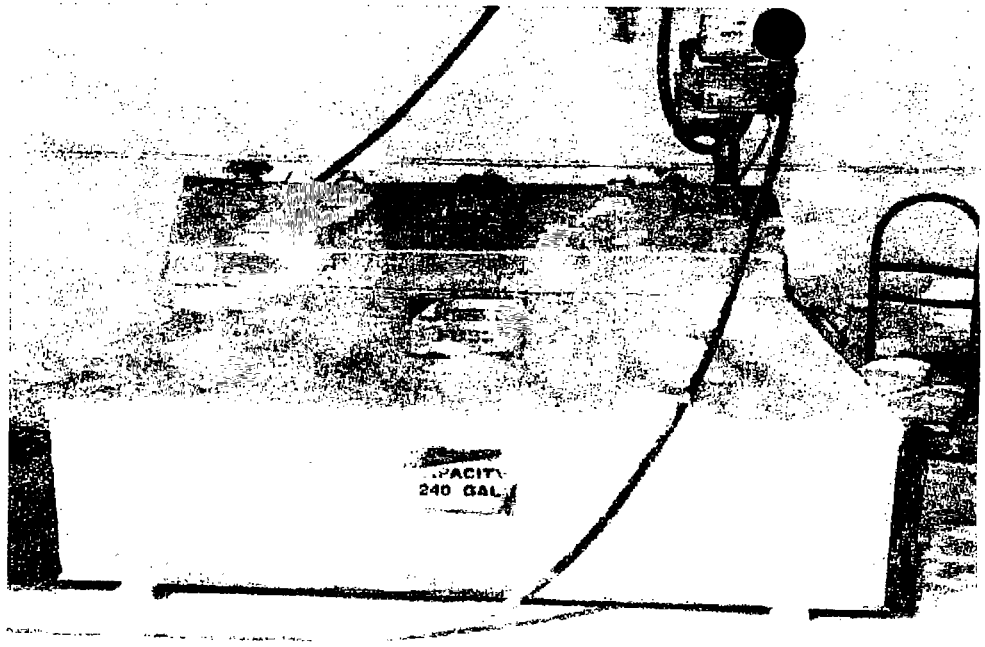
Additional drums and buckets of miscellaneous substances in building 609.

Forklift in building 609 with minimal staining beneath on the concrete.

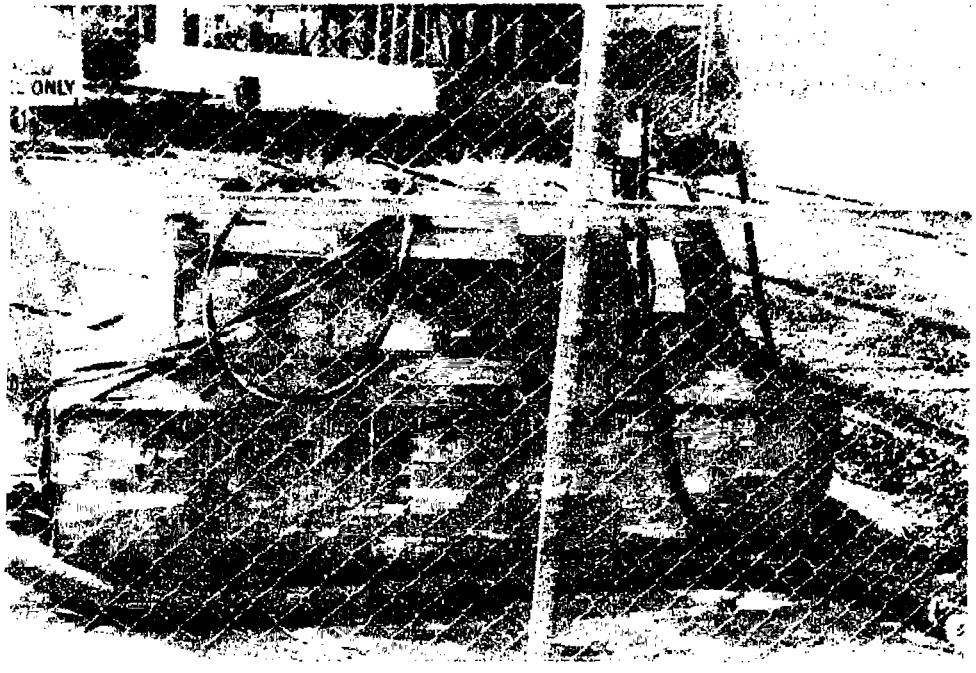
Oil water separator west of building 609.



Overhead hoses for offloading ships at building 601, the cement warehouse, on Pier 21 adjacent to Battery Creek.



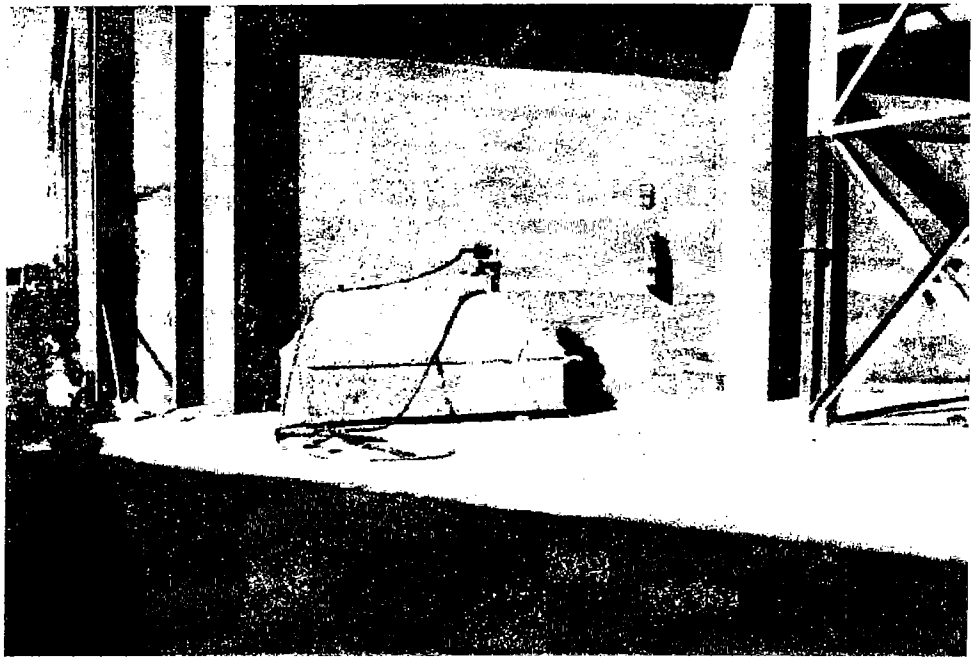
240-gallon diesel fuel AST located adjacent to building 601.



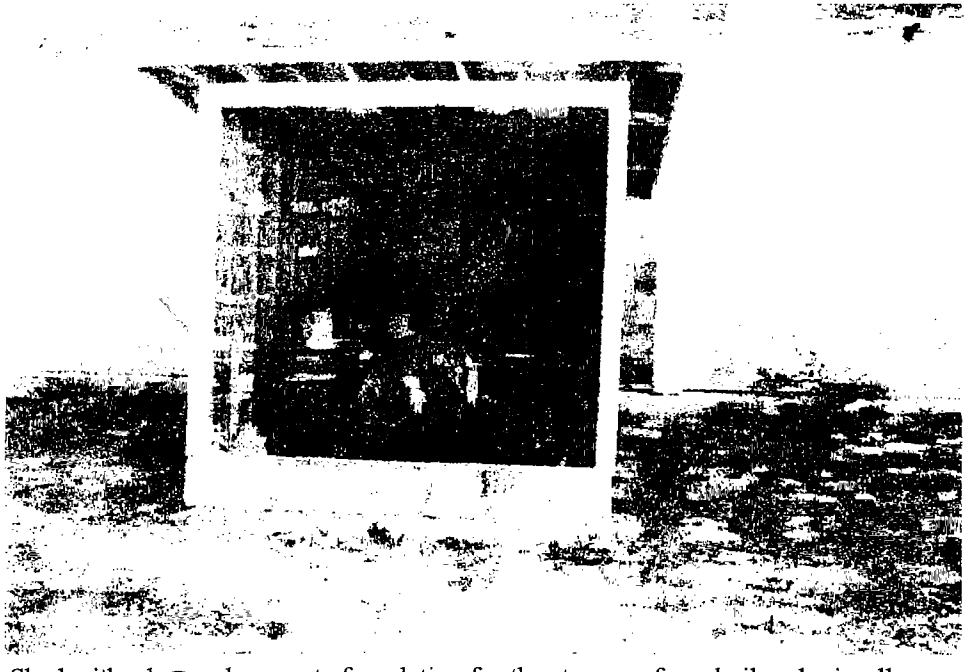
240-gallon AST within a fence area at the northern corner of building 601.

An oil change being conducted at the dry-stack storage facility.

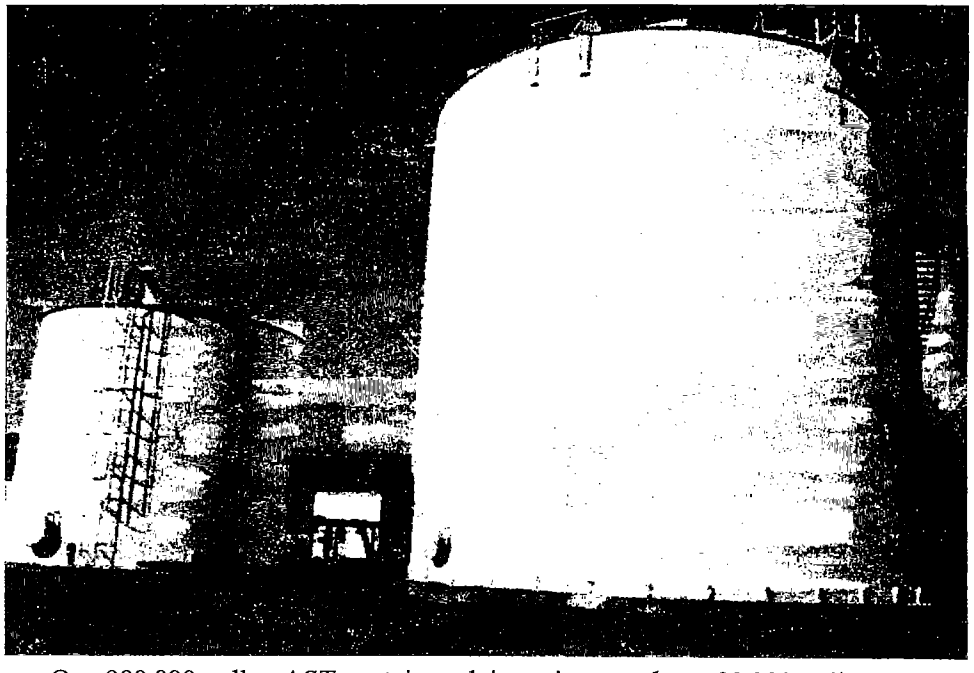
Water supply well located at the southwestern corner of the dry-stack facility.



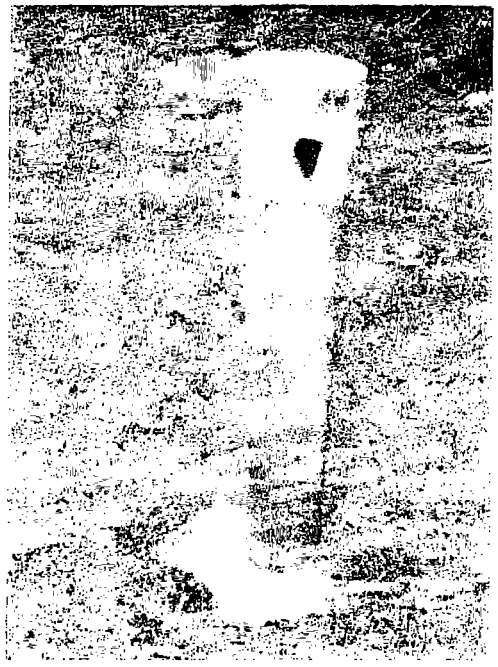
240-gallon diesel fuel AST located on the northeastern corner of the smaller warehouse.



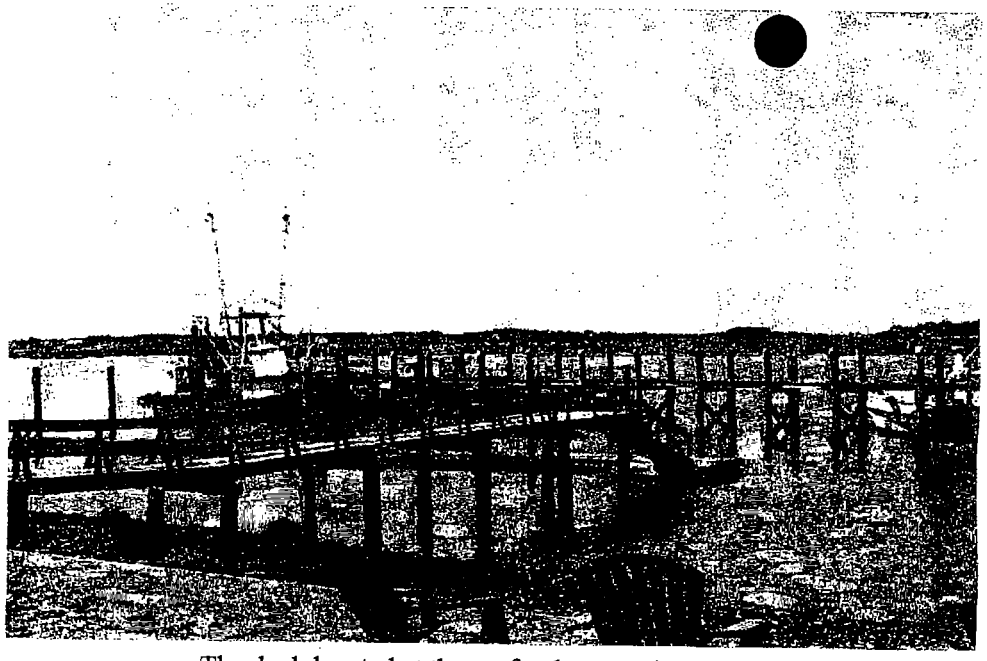
Shed with a b[illegible]ed concrete foundation for the storage of used oil and miscellaneous lubricants.



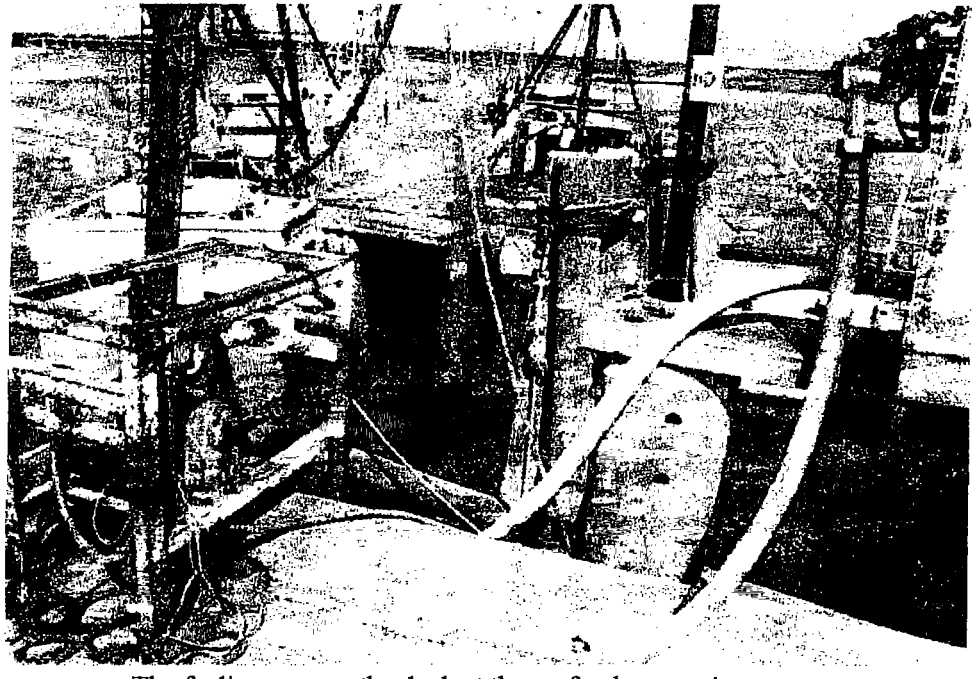
One 900,000-gallon AST contains calcium nitrate and one 89,000-g[illegible]lon AST housing water.



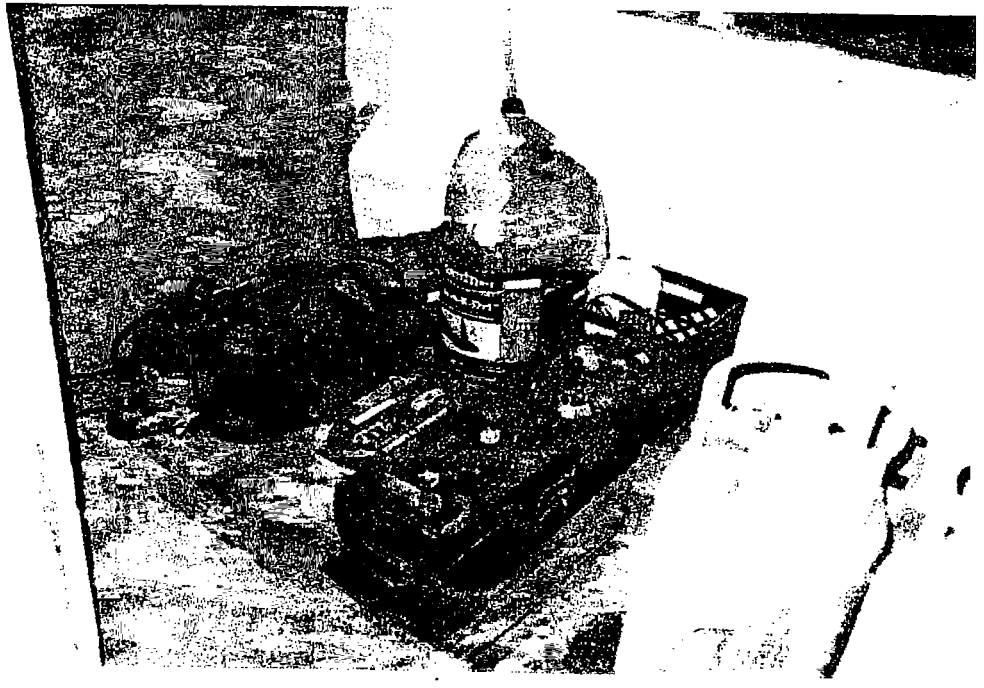
One of the monitoring wells located on the terminal property.



The dock located at the seafood processing property.

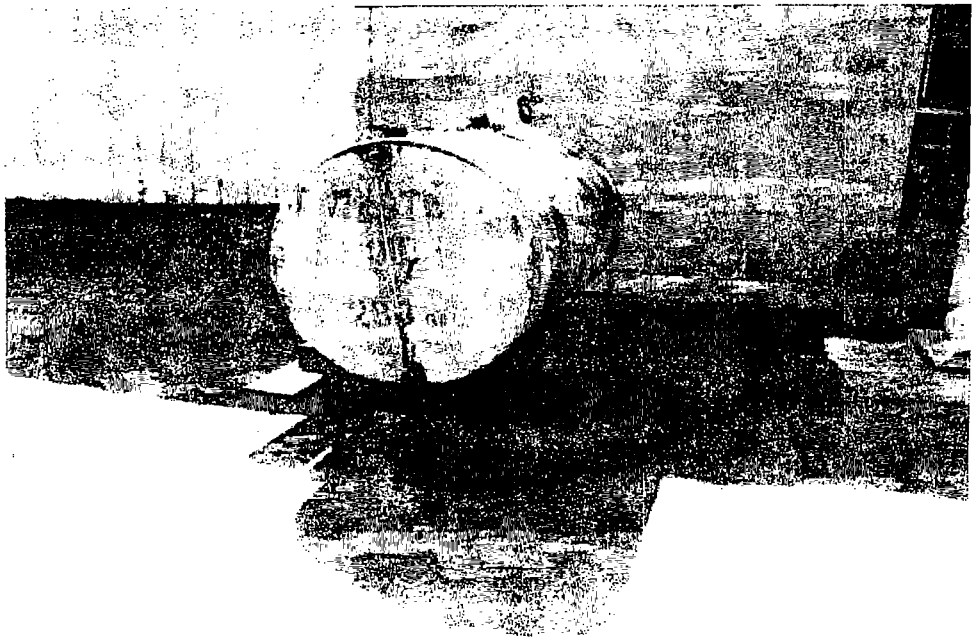


The fueling area on the dock at the seafood processing property.

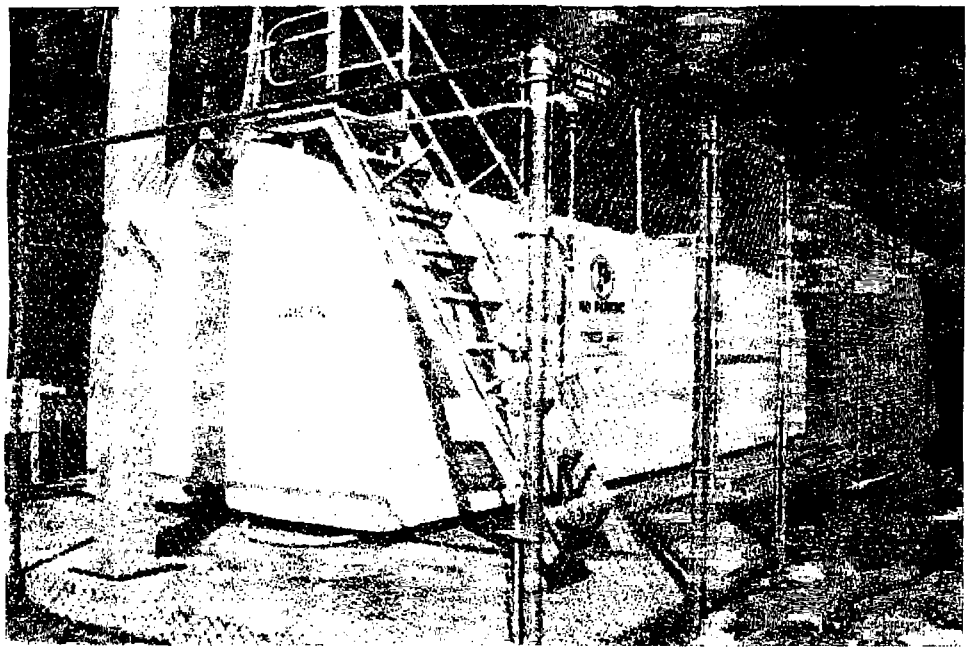


Gas cans and batteries located within the warehouse portion of building 627.

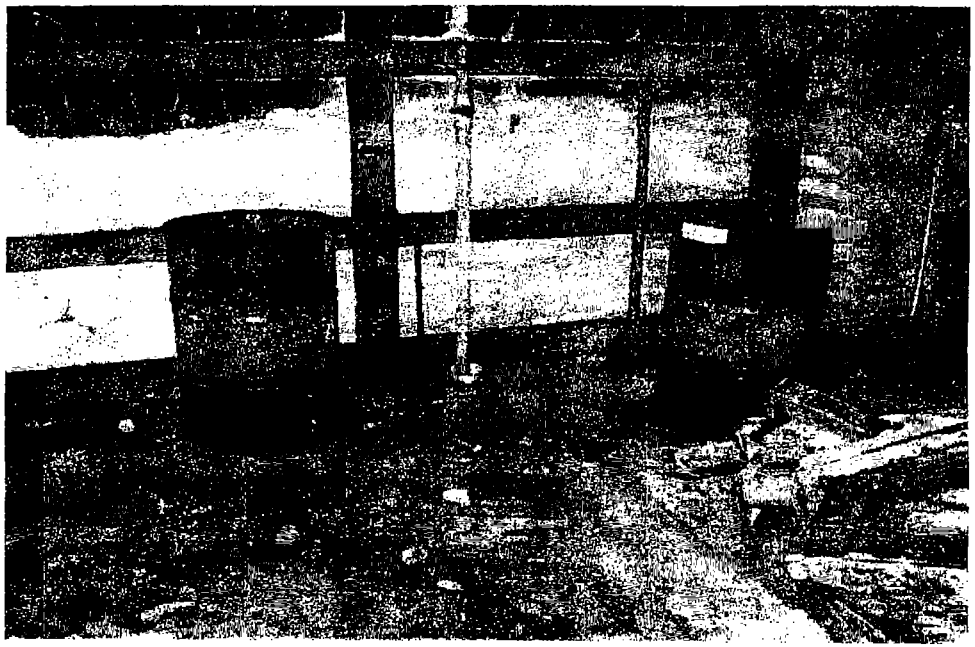
55-gallon drum located beneath the ice production semi trailers.



280-gallon used oil AST with pan located beneath the AST.

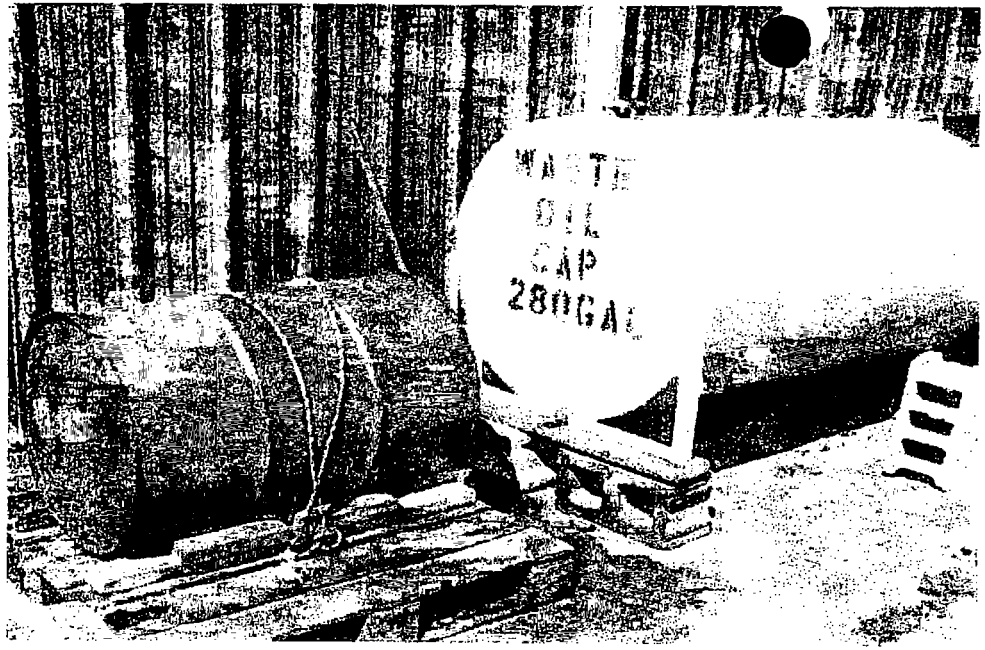


10,000-gallon diesel fuel AST used to fuel the boats on the dock

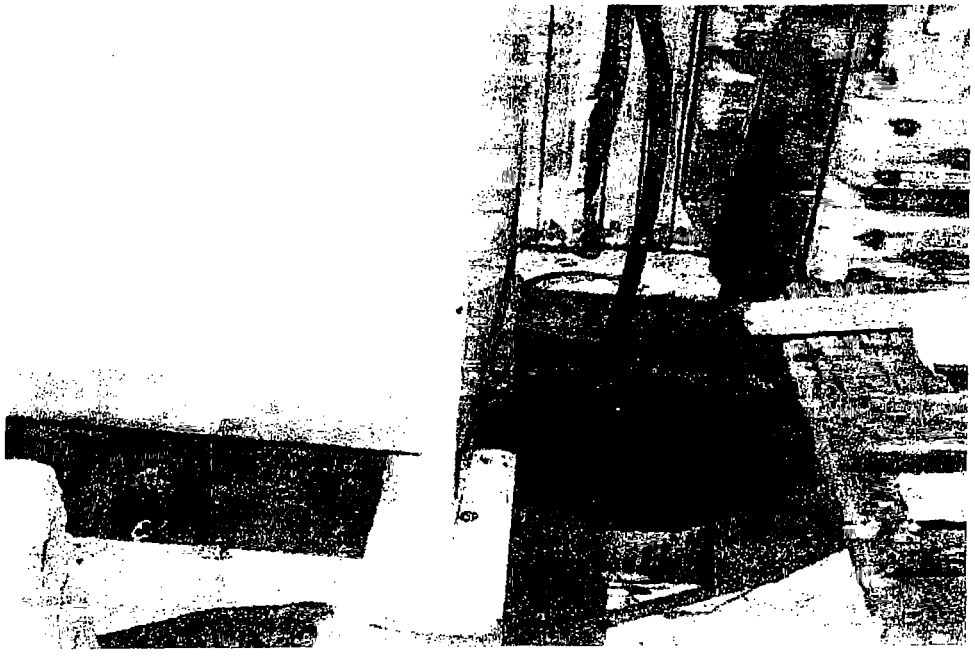


Multiple drums located within the burnt former ice production building.

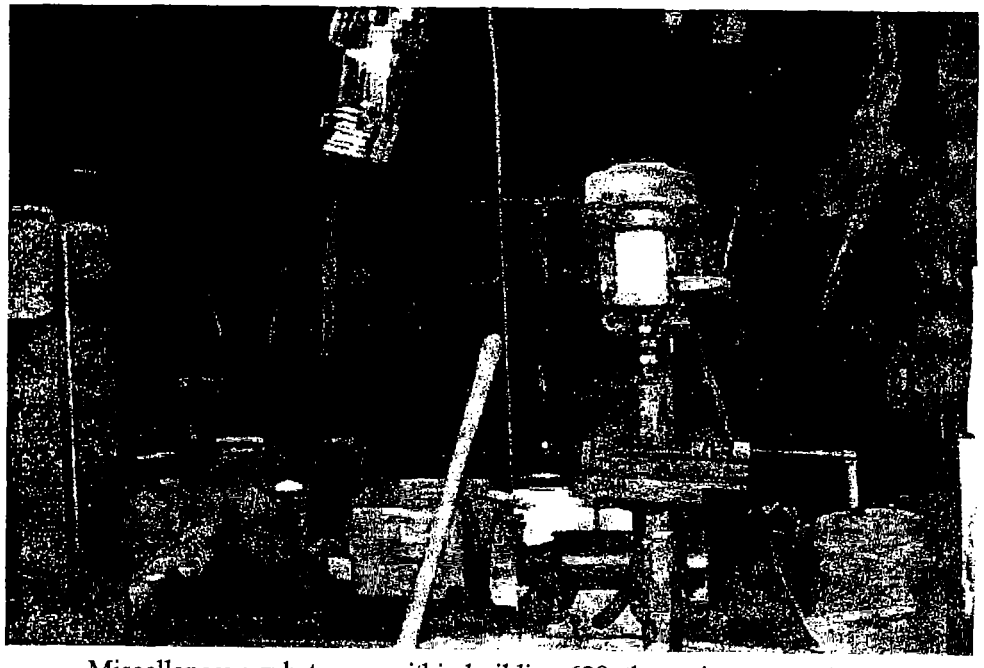
Hydraulic forklifts with minimal leakage located adjacent to a trench drain in building 630.



280-gallon AST and staining surrounding a 55-gallon drum of unknown substance.

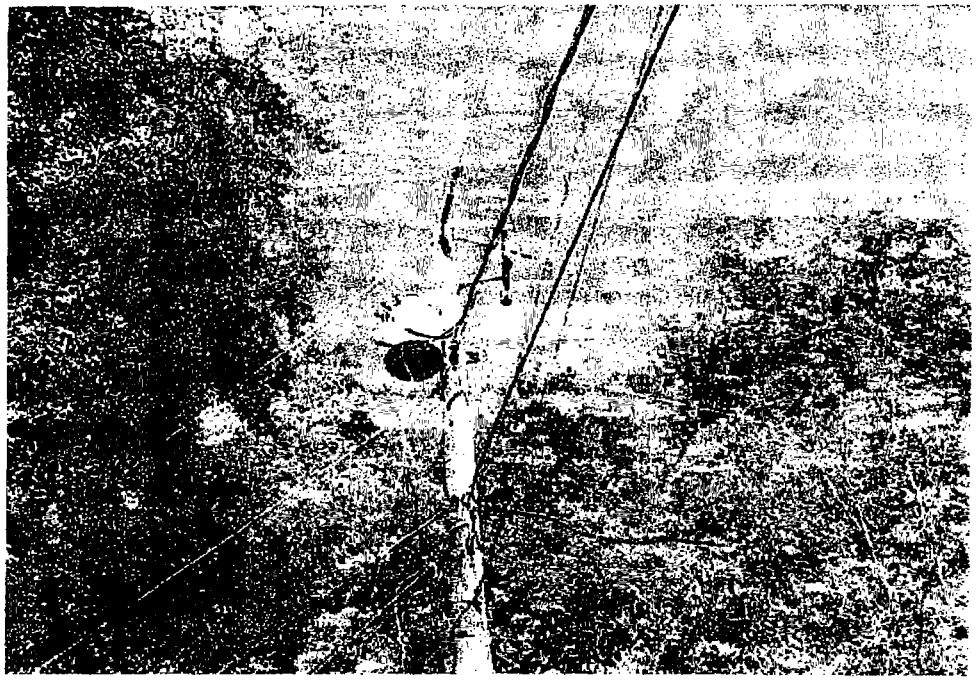


Pan collecting drips of the 280-gallon AST.



Miscellaneous substances within building 629, the maintenance shed.

View of private residence adjacent to the east of the undeveloped parcels.

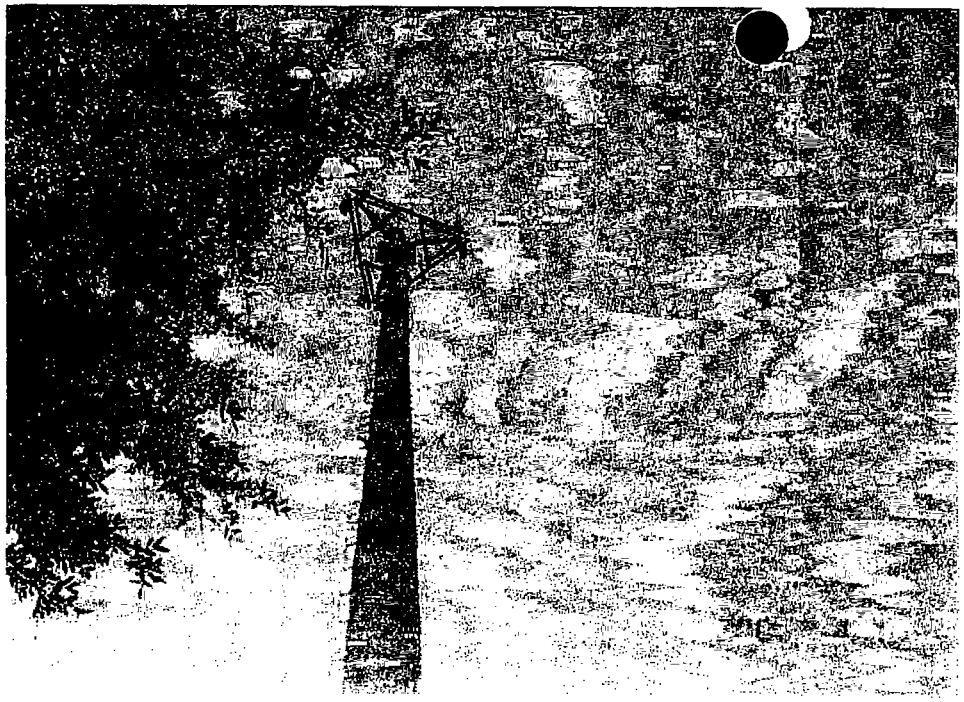


View of pole-mounted transformer located adjacent to the east of the undeveloped parcels.

Vie f the southeastern most undeveloped parcel, facing west.

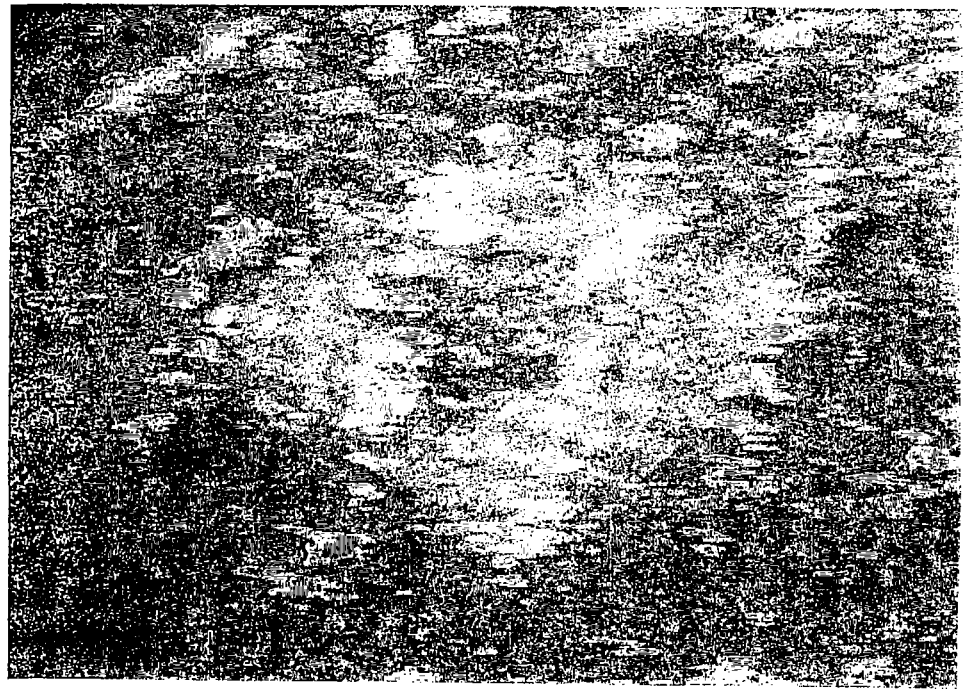
View of a path on the southeastern most undeveloped parcel, facing rth.

View of scrap wood pile observed on the south eastern most undeveloped parcel.



View of the cell tower adjacent to the east of the undeveloped parcels.

View of the Pender Brothers facility, facing north.



View of abandoned monitoring well located at the Pender Brothers facility.

View of railroad tracks, facing south.

View of paths on south eastern most undeveloped parcel, facing north.

View of paved parking area, facing west.

View of Battery Creek, facing west.

APPENDIX V

RESUMES OF ENVIRONMENTAL PROFESSIONALS

RESUME

Jill A. Bishop, CHMM

POSITION Environmental Scientist
S&ME, Inc.

EXPERIENCE Joined S&ME in 1998 with one year previous experience

EDUCATION B.S., Environmental Science and Biology, Defiance College, 1998

PROFESSIONAL REGISTRATIONS/CERTIFICATIONS

Certified Hazardous Materials Manager, 2004 (#12322)

FIELDS OF COMPETENCE

Underground Storage Tank (UST) – Removal / closures, soil and groundwater assessments, and design, installation and O&M of remediation systems; Above Ground Storage Tank (AST) – Soil and Groundwater Assessments; Phase I Environmental Site Assessments (ESAs) by ASTM E 1527; Phase II ESAs; Hazardous Substances – Soil and groundwater assessments; Construction Services – Concrete and Soil Testing; Natural Resource Services – Wetland Delineation and Permitting; Occupational Health and Safety Services – Asbestos and Lead Based Paint Services

KEY PROJECTS AND ASSIGNMENTS

- Vought Aircraft, North Charleston, South Carolina (1131-04-1143A). Performed Phase I and Phase II Environmental Site Assessment activities associated with the land acquisition. The Phase I ESA was completed in accordance with our understanding of the guidelines set forth in ASTM E 1527-00 *Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process*. Determined if there was a likely presence of hazardous substances or petroleum products on the property or adjacent properties. Based on the results of the Phase I ESA, a Phase II ESA was completed by collecting soil and groundwater samples to determine if an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into the structures on the property or into the ground, groundwater, or surface water of the property.

- St. Stephen Intake Gantry Crane Main Hoist Repair, St. Stephen, South Carolina (1135-04-508). Environmental Scientist on site for the completion of requirements outlined in the Containment Plan for the St. Stephen Intake Gantry Crane Main Hoist Repair contract. Lead based paint was to be removed from the crane by blasting. All activities conducted complied with the Steel Structures Painting Council (SSPC) Lead Paint Removal Guides call for methods quantifying the amount of dust and debris escaping the work area. S&ME was contracted to complete ambient air monitoring for PM-10, soil analysis of hazardous elements and surface water and sediment sampling for hazardous elements.

- Speedway SuperAmerica, Enon, Ohio. Contract manager for Speedway SuperAmerica projects in South Carolina. Responsibilities include soil and groundwater contamination assessments, risk-based corrective action evaluations including exposure assessments and management of controlled site emergency response actions. Managed analytical sampling and testing, along with providing staff level advice in the areas of site assessments and characterizations. Also responsible for preparing reports, plans and drawings in accordance with state/federal

regulations and safety requirements. Responsible for approximately 90 Speedway SuperAmerica sites in South Carolina accounting for approximately $1 million in combined fees per year. Also maintained a good working relationship with State regulators and a working knowledge of the SC SUPERB UST trust fund.

- Alcoa, Goose Creek, South Carolina (1135-00-564). Field Industrial Hygiene Consultant for a pilot project addressing employee exposure hazards associated with coal tar pitch volatiles. Project scope included learning the smelting process and associated employee tasks, conducted employee interviews, shadowed employees, and collected urine for submittal for laboratory analysis.

- Anchorage Plantation, Wadmalaw Island, South Carolina (1134-00-725). Former Speedway SuperAmerica Unit No. 258, Summerville, South Carolina (1134-99-383) and Environmental Scientist for the completion of the wetland identification, delineation and mitigation for the expansion of the facility. Responsible for the positive field identification of hydrophytic vegetation, hydric soils and hydrology determinations. Provided delineation lines and land surveying activities; completed permit submittals under Section 404 of the Clean Water Act for federal regulatory agency review and approval. Completed permit submittals under the Coastal Zone Management Act for state regulatory agency review and approval; and developed wetland mitigation plans.

- Speedway SuperAmerica, multiple sites throughout South Carolina (1134-99-125). Project Manager for regulatory compliance inspections of oil water separators at 13 South Carolina locations for Speedway SuperAmerica, LLC. Involved in coordination of field technicians, data interpretation and development of best management options to assure the proper operation of the oil water separator systems.

- Charleston County School District, Charleston, South Carolina (1135-99-230). Project Performed lead base paint surveys at various Charleston County school campuses for the Charleston County School District using the Niton XRF spectrum analyzer.

PROFESSIONAL MEMBERSHIPS/AFFILIATIONS

- Academy of Certified Hazardous Materials Managers

CONTINUING EDUCATION

- Phase I Environmental Site Assessment Training, 2004, Charlotte, North Carolina.
- Environmental Health and Safety Training (HAZWOPER) 8 Hour update, 2004, Charleston, South Carolina.
- Adult CPR and Basic First Aid, 2004, Charleston, South Carolina.
- National CHMM Overview Course, 2003, University of South Carolina, Georgia.
- Environmental Health and Safety Training (HAZWOPER) Supervisor, 2000, Charleston, South Carolina.
- Niton Manufacturer's Training Course for the Niton XRF Spectrum Analyzer, 2000, Medical University, Charleston, South Carolina
- Basic Processes in Hydric Soils, 1999, North Carolina State University, Greenville, North Carolina.
- Environmental Health and Safety Training (HAZWOPER), 1999, Wilmington, North Carolina.

RESUME

CHARLES W. BLACK, JR., P.E.

POSITION Senior Environmental Engineer
S&ME, Inc.

EXPERIENCE Joined S&ME in 1992 with two years previous experience

EDUCATION B.S. Civil Engineering, Clemson University, 1990

PROFESSIONAL CERTIFICATIONS/LICENSES

Professional Engineer, South Carolina (#17955)

FIELDS OF COMPETENCE

Brownsfield Projects; UST and AST Services: Removal/Closure; Soil and Groundwater Assessment; Remedial Design; Installation of Systems; RCRA/CERCLA; Soil and Groundwater Assessment; Corrective Measures Study; Risk Assessment; Stormwater Management Services: Permitting; SPCC/SWPPP Plans; Monitoring; Phase I by ASTM E1527; Phase II related to Phase I; Facility Response Plans

KEY PROJECTS AND ASSIGNMENTS

- National Realty Sales Corp., Charlotte, North Carolina (1134-03-1026) Project Manager and Environmental Engineer for two former industrial Voluntary Cleanup Program (VCP) sites managed under the South Carolina Department of Health and Environmental Control's Brownsfield Program. Responsibilities have included assessment plan design, collection and analysis of soil, sediment, surface water and groundwater samples under strict US EPA protocol, drafting assessment reports, assisting in approval of final land use design including use restrictions to obtain Certificate of Completion and liability coverage under the VCP contract (2004).

- Ashley River Town Homes, LLC, Charleston, South Carolina (1134-04-326) Project Manager and Environmental Engineer for Voluntary Cleanup Program (VCP) sites managed under the South Carolina Department of Health and Environmental Control's Brownsfield Program. Site is former phosphate fertilizer production facility adjacent to the Ashley River. Responsibilities have included assisting in negotiating Brownsfield contract terms, performing pre-assessment inspections, and development of assessment activities including collection and analysis of soil, sediment, surface water and groundwater samples under strict US EPA protocol (2004).

- City of Charleston Engineering Division, Charleston, South Carolina (1134-00-208) Project Manager and Environmental Engineer for the City of Charleston's Stormwater Drainage Basin Cross-Connection Study. S&ME was the City's consultant and regulatory liaison for the engineering assessment performed under State direction as a precursor to NPDES Phase II Programs. The project involved the mapping and determination of stormwater flow patterns in two urban watershed areas. Manholes, pipe segments, and various stormwater structures were visually inspected and smoke tested determine potential cross connections. The goal of the project was to identify system deficiencies in need of repair in order to reduce the amount of fecal coliform in the stormwater discharge (2003).

- Charleston County School District, Charleston, South Carolina (1134-00-754) Project Manager and Environmental Engineer for the Mary Ford Elementary School Addition Project for the Charleston County School District (CCSD). S&ME performed assessment, remedial design, and regulatory assistance services for the CCSD's planned addition on a former landfill site impacted by a leaking diesel fuel tank. The petroleum assessment involved performing a hydrogeologic study of the area including field screening of soil and groundwater, installation of monitoring wells, analysis of groundwater samples, removal of free phase diesel product, and contaminant modeling. The buried debris portion of the project involved assessing the extent of the landfill area, regulatory interaction, and development of remedial options. S&ME also designed a methane venting and monitoring system for the proposed development and specifications for the removal of buried debris from the area of construction. The project also involved public meetings, press conferences, and close interaction with the design team of architects and civil, structural, and geotechnical engineers (2004).

- Charleston County School District, Charleston, South Carolina (1134-04-699) Project Manager and Environmental Engineer for drinking water compliance programs at seven rural Charleston County School District properties. Duties include lead and copper monitoring, design of corrosion control programs, regulatory compliance and permitting, personnel training, and system operation guidance for schools with on-site drinking water supply wells and systems (2004).

- Charleston County Public Works Division, Charleston, South Carolina (1134-04-991) Certifying Engineer for Spill Prevention, Control and Countermeasure (SPCC) Plan developed under 40 CFR 112 for County Public Works Facility and Emergency Preparedness Center. SPCC Plan development includes facility evaluation of petroleum storage equipment, determination of spill scenarios, identification of deficiencies, and recommendation of compliance alternatives (2004).

- Medical University of South Carolina, Charleston, South Carolina (1134-03-854) Project Manager and Environmental Engineer for assisting Medical University of South Carolina (MUSC) develop remedial and safety measures to construct new hospital infrastructure on filled land in downtown Charleston. Responsibilities included involvement in design meetings with civil, electrical, mechanical, structural and engineers and architects, development of safety and remedial protocol measures to protect workers during construction and patients and staff during building operation including methane gas management and alarm systems, and inspection during construction (2004).

- Medical University of South Carolina, Charleston, South Carolina (1134-03-653) Certifying Engineer for Spill Prevention, Control and Countermeasure (SPCC) Plan developed under 40 CFR 112 for Medical University of South Carolina (MUSC). Campus includes multiple ASTs, USTs, and day tanks. SPCC Plan development includes facility evaluation of petroleum storage equipment, determination of spill scenarios, identification of deficiencies, and recommendation of compliance alternatives. As a result of noted improvements, we provided recommendations for facility design and systemupgrades (2004).

PROFESSIONAL MEMBERSHIPS/AFFILIATIONS

- American Society of Civil Engineers, President-Elect, South Carolina Section
- Charleston Civil Engineers Club, Past-President
- South Carolina Association of Environmental Professionals, Member

CONTINUING EDUCATION

- OSHA Hazardous Waste Operations (40-hour, Supervisor, and annual 8-hour updates)
- Stormwater Management for Industrial Properties and Construction Projects
- OSHA Confined Space Entry for Entrants, Attendants, and Supervisors
- Hazardous Material Spill Response and HAZMAT International Code Standards
- Conducting Phase I Environmental Site Assessments, ASTM E1527-00 & 1528-00, August 2003, Atlanta, GA, presented by Environmental Data Resources.

12/04

APPENDIX VI

CONTRACT BETWEEN USER AND S&ME, INC.

S&ME

October 11, 2004

OCT 13 2004

Wood + Partners, Inc.
7 Lafayette Place
Hilton Head, South Carolina 29925

Attention: Mr. Mark Baker, ASLA, Sr. Vice President

Reference: **PROPOSAL FOR PHASE I ENVIRONMENTAL SITE ASSESSMENT**
51.25-Acre Site
Port Royal, South Carolina
S&ME Proposal No. 34-04-145

Dear Mr. Baker:

At the request of Ms. Amy Riley of Thomas & Hutton Engineering Company, S&ME, Inc. (S&ME) appreciates the opportunity to provide this proposal to perform a Phase I Environmental Site Assessment (ESA) for the property referenced above. The ESA will be performed to identify environmental concerns and due diligence requirements. This proposal provides our understanding of the proposed project and presents our proposed scope of services, schedule and costs.

PROJECT INFORMATION

The subject property consists of several nearby parcels located on in Port Royal, South Carolina. We understand the riverfront property is presently developed as a port facility with supporting infrastructure.

S&ME, Inc.
620 Wando Park Boulevard
Mt. Pleasant, South Carolina 29464

(843) 884-0005
(843) 881-6149 fax
www.smeinc.com

SCOPE OF SERVICES

PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)

Our approach to performing a Phase I Environmental Site Assessment (ESA) includes a review of the public record, interviews with appropriate local agencies, a site reconnaissance and preparation of a written report containing findings, opinions and conclusions. Unless specifically authorized as an addition to the Phase I ESA work scope, the assessment will not include sampling of materials (i.e., soil, water or air), nor any assessment of wetlands, asbestos-containing materials, lead-based paint, lead in drinking water, regulatory compliance, cultural/historic risks, industrial hygiene, health/safety, ecological resources, endangered species, indoor air quality, radon or high voltage powerlines. However, as requested this proposal also includes asbestos and lead-based paint surveys of the existing building.

The most widely used standard for performing Phase I assessments is the standard developed by the American Society for Testing and Materials (ASTM) entitled *E1527-00 Standard Practice for Environmental Assessments: Phase I Environmental Site Assessment Process.* We propose to use this standard for the proposed project. If a procedure other than ASTM E1527-00 must be used, such as that specified by a lender, please provide us with a copy of that procedure prior to authorizing us to proceed. Use of an alternate procedure may require a change to the fee quoted in this proposal.

In this proposal, we address the scope of work and schedule for Phase I work only. Four primary tasks are involved in a Phase I Assessment as outlined by ASTM E1527-00: 1) review of the public record; 2) interviews; 3) a site reconnaissance; and 4) preparation of a written report.

Task I – Review of the Public Record

A review of reasonably ascertainable and practically reviewable public records for the site and the immediate vicinity will be conducted to characterize environmental features of the site and to identify past and present land use activities, on or in the vicinity of the site, which may indicate a potential for *recognized environmental conditions*. The review of the public record will include:

1. Examination of public records made available to us by regulatory personnel regarding past, present, and pending enforcement actions and investigations at the site and within the immediate vicinity.

2. Examination of one or more of the following resources: aerial photographs, fire insurance maps, street directories and topographic maps of the site and vicinity for evidence suggesting past uses that might have involved hazardous substances or petroleum products.

Task II – Site Reconnaissance

A site reconnaissance will be performed to identify visual signs of past or existing contamination on or adjacent to the site, and to evaluate evidence found in the review of public record that might be indicative of activities resulting in hazardous substances or petroleum products being used or deposited on the site. The site reconnaissance will include the following activities:

1. A visual reconnaissance of the site and adjacent properties will be performed to observe signs of spills, stressed vegetation, buried waste, underground or above ground storage tanks, subsidence, transformers, or unusual soil discoloration which may indicate the possible presence of contaminants on the properties.

2. The periphery of the property will be viewed and a walk-through of accessible areas of the site interior, including any on-site structures, will be conducted.

3. Areas of the site will be photographed to document the current use(s) of the property as well as significant conditions such as unusually discolored soil, stressed vegetation, or other significant features associated with the property.

Task III– Interviews

Interviews with appropriate local officials will be conducted to consider any local knowledge of hazardous substances or petroleum products on the subject property or on adjacent properties. Specifically, a representative of the current property owner will be interviewed regarding his or her knowledge of any hazardous substances or petroleum products on the subject property or on adjacent properties.

Task IV – Written Report

Upon completion of the public record review, interviews and site reconnaissance, we will provide one written report that documents our findings. The report will reflect our evaluation for use by the client in completing the planned property transaction. The findings will be presented in terms of the presence or absence of *recognized environmental conditions* as defined in ASTM E1527-00. However, a finding of "no evidence of recognized environmental conditions" should not be interpreted as a guarantee or warranty that the property is "clean" or free of all contaminants. We will provide three copies of the final report.

If possible, please complete, or have the current property owner or manager complete, and return the attached one-page *Questionnaire for Client/Landowner* and checklist of *User-Furnished Information*. Finally, please indicate to us exactly how the final report is to be addressed such as to include a lender or other participant in the property transaction as a co-addressee. There will be an extra charge ($300) to reissue any report to an additional addressee.

SCHEDULE

The environmental scope of services (Phase I ESA) can generally be completed within approximately three to four weeks of written authorization to proceed. Please note that our ability to complete the Phase I ESA services involved in the review of the public record within

the project schedule often depends on the availability of certain maps, records, etc. that we may want to review or personnel whom we would want to interview. If we experience difficulties in this regard, we will inform you at the earliest possible time and obtain your concurrence on extending the evaluation time period, or terminating that aspect of the evaluation, and preparing our report without the benefit of that information. ASTM E1527-00 states that information is *reasonably ascertainable* if it can be provided for review within 20 days of the request. If information which we request to review is not made available within a 10-day period, we would consult with you on whether to extend our scheduled completion date or to complete the project without the benefit of that information (either option will satisfy ASTM E1527-00 requirements).

COST OF SERVICES

The Phase I ESA will be completed for a lump sum fee of **$2,500.00**. We will not perform any additional work or exceed this budget without your prior authorization.

CLOSURE

Again, we appreciate the opportunity to perform this work. To provide us with formal authorization and invoicing instructions, please sign and return both copies of the enclosed Agreement of Services (AS-931), which is incorporated as part of this proposal. When received, we will sign and return one copy for your files. If you have any questions, please call.

If possible, please complete the checklist of *User-Furnished Information* and have the current property owner complete and return the attached one-page *Questionnaire for Client/Landowner.* Finally, please indicate to us exactly how the final report is to be addressed such as to include a lender or other participant in the property transaction as a co-addressee. There will be an extra charge to reissue any report.

Sincerely,

S&ME, Inc.

Jill A. Bishop, CHMM
Environmental Scientist

Chuck W. Black, P.E.
Environmental Engineer

JAB: CWB/kkj

cc: Amy Riley, Thomas & Hutton

Enclosure

QUESTIONNAIRE FOR CLIENT/LANDOWNER

In order to assist in the environmental evaluation of subject property located in Port Royal, South Carolina (S&ME Proposal No 34-04-145), we request that the client or owner of the property complete this questionnaire. Answers should be brief. We will contact you if further information is needed.

****

1) Has the price of the property been discounted because of a real or suspected environmental contaminant condition?

2) What are the present and previous land uses for the property?

3) What current operations, if any, are performed on the property?

4) Are there any underground storage tanks (USTs) on the property? If so, what are their sizes and contents?

5) Do you know of any environmental concerns (e.g., buried wastes, landfills, chemical releases, either on-site or nearby)?

6) Do you know of any hazardous waste generators on-site or nearby?

7) Do you know of any pending, threatened, or past litigation, administrative proceedings, or notices of violation from any governmental entity relevant to hazardous substances or petroleum products in, on, or from the property.

I hereby certify that the above information is true and correct.

Signature of Landowner or Client or person knowledgeable about the property. If more than one individual provides information on this questionnaire, each should sign and indicate which responses he or she has provided.

_____ _____

Printed Name of Landowner/Person completing questionnaire Date

PHASE I ESA, USER-FURNISHED INFORMATION

The following is a list of documents and information that could be useful to S&ME, Inc. in preparing your Phase I Environmental Site Assessment (ESA). Please check the appropriate boxes below, sign, and fax or mail this form along with the signed Agreement for Services and completed owner's questionnaire. We will contact you regarding review of any available materials. This form will be attached to, and made a part of, your completed Phase I ESA.

Yes	No	
☐	☐	1. Environmental site assessment reports
☐	☐	2. Environmental audit reports
☐	☐	3. Environmental permits (i.e. solid waste disposal permits, hazardous waste disposal permits, wastewater permits, NPDES permits)
☐	☐	4. Registrations for underground and above-ground storage tanks
☐	☐	5. Material safety data sheets (MSDS)
☐	☐	6. Community right-to-know plan
☐	☐	7. Safety plans; preparedness and prevention plans; spill prevention, counter-measure and control plans, etc.
☐	☐	8. Reports regarding hydrologic conditions on the property or surrounding area
☐	☐	9. Notices or other correspondence from any government agency relating to past or existing environmental liens encumbering the property
☐	☐	10. Hazardous waste generator notices or reports
☐	☐	11. Geotechnical studies
☐	☐	12. Information concerning any pending, threatened, or past litigation or administrative proceedings relevant to hazardous substances or petroleum products
☐	☐	13. Notices from any governmental entity regarding any possible violation of environmental laws or possible liability relating to hazardous substances or petroleum products
☐	☐	14. Disclosure of sumps, pits, drainage systems (i.e. the existence of and location)
☐	☐	15. Building plans (architectural, utility, structural)
☐	☐	16. Description of current site operations, including layout drawings or sketches
☐	☐	17. Title report/chain-of-title
☐	☐	18. Tax assessor records (previous owner and occupants)
☐	☐	19. Purchase price analysis (if lower than comparables)
☐	☐	20. Current and historical photographs of the site
☐	☐	21. Current and historical topographic maps of the site

I have reviewed the above list and checked the "Yes" box for those items that would be available to S&ME for review and/or copy.

Signature _____ Date _____

DEFINITIONS OF TERMS SPECIFIC TO ASTM PHASE I ENVIRONMENTAL SITE ASSESSMENT AND TRANSACTION SCREEN PROCESS

appropriate inquiry – that inquiry constituting "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial or customary practice" as defined in CERCLA, 42 USC ξ 9601 (35)(B), that will give a party to a *commercial real estate* transaction the *innocent land owner defense* to CERCLA liability [42 USC ξ 9607 (b)(3)], assuming compliance with other elements of the defense.

de minimis - conditions that generally do not present a material risk of harm to public health or the environment and that generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions that are determined to be *de minimis* are not considered to be *recognized environmental conditions*.

environmental site assessment **(ESA)** – the process by which a person or entity seeks to determine if a particular parcel of real *property* (including improvements) is subject to *recognized environmental conditions*. At the option of the user, an environmental site assessment may include more inquiry than that constituting *appropriate inquiry* or, if the user is not concerned about qualifying for the *innocent landowner defense,* less inquiry than that constituting *appropriate inquiry.*

innocent landowner defense – that defense to the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA) liability provided in 42 USC ξ 9601 (35) and ξ 9607 (b)(3). One of the requirements to qualify for this defense is that the party make "all appropriate inquiry into the previous ownership and uses of the property consistent with good commercial of customary practice."

material threat - a physically observable or obvious threat which is reasonably likely to lead to a release that, in the opinion of the *environmental professional*, is threatening and might result in impact to public health or the environment.

practically reviewable – information that is practically reviewable means that the information is provided by the source in a manner and in a form that, upon examination, yields information relevant to the *property* without the need for extraordinary analysis of irrelevant data. The form of the information shall be such that the user can review the records for a limited geographic area. Records that cannot be feasibly retrieved by reference to the location of the *property* or a geographic area in which the property is located are not generally *practically reviewable.* Most databases of public records are *practically reviewable* if they can be obtained from the source agency by the county, city, zip code, or other geographic area of the facilities listed in the record system. Records that are sorted, filed, organized, or maintained by the source agency only chronologically are not generally *practically reviewable.* Listings in publicly available records, which do not have adequate address information to be located geographically, are not generally considered *practically reviewable.* For large databases with numerous facility records (such as RCRA hazardous waste generators and registered underground storage tanks), the records are not *practically reviewable*

unless they can be obtained from the source agency in the smaller geographic area of zip codes. Even when information is provided by zip code for some large databases, it is common for an unmanageable number of sites to be identified within a given zip code. In these cases, it is not necessary to review the impact of all of the sites that are likely to be listed in any given zip code because that information would not be *practically reviewable*. In other words, when so much data is generated that it cannot be feasibly reviewed for its impact on the *property*, it is not *practically reviewable.*

reasonably ascertainable – information that is reasonably ascertainable is information that is (1) *publicly available*, (2) obtainable from its source within reasonable time and cost constraints, and (3) *practically reviewable.*

recognized environmental conditions – the presence or likely presence of any hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of any hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes *hazardous substances or petroleum products* even under conditions in compliance with laws. The term is not intended to include *de minimis* conditions that generally do not present a material risk of harm to public health or the environment, and that generally would not be the subject of an enforcement action if brought to the attention of appropriate governmental agencies. An *historical recognized environmental condition* is defined as an environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may be considered a *recognized environmental condition* currently. The final decision rests with the environmental professional and will be influenced by the current impact of the *historical recognized environmental condition* on the property. If a past release of any hazardous substances or petroleum products has occurred in connection with the property and has been remediated, with such remediation accepted by the responsible regulatory agency (for example, as evidenced by the issuance of a no further action letter or equivalent), this condition shall be considered an *historical recognized environmental condition* and included in the findings section of the Phase I *Environmental Site Assessment* report. The *environmental professional* shall provide an opinion of the current impact on the property of this *historical recognized environmental condition* in the opinion section of the report. If this *historical recognized environmental condition* is determined to be a *recognized environmental condition* at the time the Phase I *Environmental Site Assessment* is conducted, the condition shall be identified as such and listed in the conclusions section of the report.

reasonable time and cost – information that is obtainable within reasonable time and cost constraints means that the information is provided by the source within 20 calendar days of receiving a written, telephone, or in-person request at no more than a nominal cost intended to cover the source's cost of retrieving and duplicating the information. Information that can only be reviewed by a visit to the source is reasonably ascertainable if the visit is permitted by the source within 20 days of request.

S&ME

AGREEMENT FOR SERVICES

Form AS-931

Date: October 11, 2004	Job Number:
S&ME, Inc. (hereafter Consultant)	Client Name: Wood + Partners, Inc. (hereafter Client)
Address: 620 Wando Park Boulevard City: Mount Pleasant State: SC Zip: 29464	Address: 7 Lafayette Place City: Hilton Head, State: SC Zip: 29925
Telephone: (843) 884-0005 Fax: (843) 881-6149	Telephone: 843-681-6618 Fax: 843-681-7086

PROJECT

Project Name: **Proposal for PHASE I ENVIRONMENTAL SITE ASSESSMENT 51.25-Acre Site**

Project location: (Street Address:) 601 PARIS AVE

City: Port Royal, State: SC Zip: 29935

SERVICES TO BE RENDERED

Proposal Number: 34-04-145 dated: 10/11/04 is incorporated into this Agreement For Services.
This Agreement for Services is incorporated into the above Proposal.

WITNESSETH: WHEREAS, Client desires to contract with Consultant to furnish Services to Client's project identified above.

WHEREAS, Consultant is engaged in the business of providing services and related labor, materials, and equipment. (herein individually and collectively referred to as Services.)

NOW, THEREFORE, in consideration of the Mutual Covenants and Promises included herein, Client and Consultant agree as follows:

OFFER ACCEPTANCE: Client hereby accepts Consultant's offer to provide services as described in Consultant's proposal for services referenced under "Services to be Rendered" and agrees that such services and any additional services authorized by client, shall be governed by this Agreement.

CONTRACT DOCUMENTS: "Contract Documents" shall mean this document as well as the proposal listed under "Services to be Rendered" each of which is incorporated into the other.

PAYMENT - Client will pay Consultant for services and expenses in accordance with the Contract Documents. If prices for services are not established under SERVICES TO BE RENDERED then the current fee schedule in effect for the location providing the services shall be used as the amount to be paid by client for services provided. Consultant will submit progress invoices to Client monthly and a final invoice upon completion of its Services. Each invoice, on presentation, is due and payable by Client. Invoices are past due 30 days after the date of the invoice. Past due amounts are subject to a late payment fee of one and one-half percent per month (18 percent per annum) or the highest amount allowed by applicable law on the outstanding balance whichever is less. Attorney's fees and other costs incurred in collecting past due amounts shall be paid by Client.

Consultant shall be paid in full for all services rendered under this Agreement, including any additional services authorized by Client in excess of those stated in this Agreement.

The Client's obligation to pay under this Agreement is in no way dependent upon the Client's ability to obtain financing, payment from third parties, approval of governmental or regulatory agencies, or upon the Client's successful completion of the Project.

WARRANTY AND STANDARD OF CARE - Consultant and its agents, employees and subcontractors shall endeavor to perform Services for Client using that degree of care and skill ordinarily exercised by and consistent with the standards of others ordinarily providing similar services in the same or similar locality as the one where the services are performed. In the event any portion of the Services fails to substantially comply with this warranty and standard of care obligation and Consultant is promptly notified in writing prior to one year after completion of such portion of the Services, Consultant will re-perform such portion of the Services, or if re-performance is impractical, Consultant will refund the amount of compensation paid to Consultant for such portion of the Services. **THE REMEDIES SET FORTH HEREIN ARE EXCLUSIVE.**

This **WARRANTY AND STANDARD OF CARE** is in lieu of all other warranties and standards of care. No other warranty or standard of care, expressed or implied, including warranties of merchantability and fitness for a particular purpose is made or intended by the proposal, by oral communications or by any representations made regarding the services included in this Agreement.

LIMITATION OF LIABILITY - Consultant and Client mutually agree that the services provided pursuant to this Agreement involve risks of liability which cannot be adequately compensated for by the payments Client will make under this Agreement. Therefore, the total cumulative liability of Consultant, its agents, employees and subcontractors whether in contract, tort including negligence (whether sole or concurrent) and strict liability, or otherwise arising out of, connected with or resulting from the services provided pursuant to this Agreement shall not exceed the total fees paid by Client or fifty thousand dollars, whichever is greater. At additional cost, Client may obtain a higher limit of liability prior to commencement of services. The additional cost is compensation to Consultant for increasing the Consultant's limit of liability. The additional cost is not an insurance cost. Consultant's consideration to Client for this limit of liability is specifically reflected in Consultant's fees for services under this Agreement as such fees are less than Consultant would be paid for services under an Agreement without a limitation of liability. **Client is cautioned that this is a limited liability Agreement limiting the liability of Consultant; therefore, Client is advised to carefully review Client's risks of liability related to this contract and address such risks through Client's insurance or other means.**

DISCLAIMER OF CONSEQUENTIAL DAMAGES - In no event shall Consultant or Client be liable to the other for any special, indirect, incidental or consequential loss or damages, including lost profits and loss of use.

REPORTS - In connection with the performance of the Services, Consultant shall deliver to Client one or more reports or other written documents reflecting Services provided and the results of such Services. All reports and written documents delivered to Client are instruments reflecting the services

rovided by Consultant to Client pursuant to this agreement are provided for the clusive use of Client, Client's agents and employees for the Project and are not e used or relied upon in connection with other projects. Subject to the horized use of Client, Client's agents, and employees, all instruments of service, other written documents, all original data gathered by Consultant and work papers produced by Consultant in the performance of the Services are, and shall remain, the sole and exclusive property of Consultant.

Should Client make instruments of service, including reports, available to strangers or request that Consultant address or forward copies of such to strangers, then Consultant's obligation with regard to such reports shall be to Client only, and limited to the provisions of this Agreement. Client may request that Consultant forward instruments of service to strangers or add addressees (an addressee is a stranger which receives a report prepared for Client but at Client's request such report is addressed to the stranger) to the instruments of service. Consultant reserves the right in its sole discretion to grant or deny Client's request and to charge additional fees for granting such a request. Such strangers and addressees receiving instruments of service shall as strangers to this Agreement have no recourse or basis for claim against Consultant and in consideration for receiving such, agree to look solely to Client as provider of the instruments of service. Client shall indemnify and hold harmless Consultant, its agents, employees and subcontractors from any and all costs, liabilities, claims and attorney's fees arising from any stranger's use or reliance on instruments of service when such use or reliance is with Client's knowledge.

SAFETY - With respect to the performance of the Services, Consultant shall take safety precautions required by federal, state and local laws, rules, regulations, statutes or ordinances. Should Client, or third parties, be conducting activities on the Site, then each shall have responsibility for their own safety and compliance with applicable safety requirements.

CONFIDENTIALITY - Subject to any obligation Consultant may have under applicable law or regulation, Consultant will endeavor to release information relating to the Services only to its employees and subcontractors in the performance of the Services, to Client's authorized representative and to persons designated by the authorized representative to receive such information.

SAMPLES - Unless otherwise requested, test specimens or samples will be disposed of immediately upon completion of tests and analysis. Upon written request, Consultant will retain samples for a mutually acceptable storage charge and period of time. In the event that samples contain or may contain hazardous materials, Consultant shall, after completion of testing and at Client's expense, return such samples to Client or make samples available for disposal by Client's agent. Client recognizes and agrees that Consultant is acting as a bailee and at no time assumes title to said samples.

INVENTIONS - Any and all inventions or discoveries relating to the rvices, including improvements and modifications to existing products or cesses made or conceived by Consultant or its employees during the term of Agreement are and shall remain the sole and exclusive property of ultant.

REPRESENTATIONS OF CLIENT - Client warrants and covenants that sufficient funds are available or will be available upon receipt of Consultant's invoice to make payment in full for the services rendered by Consultant. Client warrants that all information provided to Consultant regarding the project and project location are complete and accurate to the best of Client's knowledge. Client agrees to furnish Consultant, its agents, employees, and subcontractors a right-of-entry onto the project site and permission to perform the services included in this Agreement.

PROJECT SITE - Reasonable precautions will be taken to minimize damage to the Project Site from Consultant's activities and use of equipment. Client recognizes that the performance of the services included in this Agreement may cause alteration or damage to the site. Client accepts the fact that this is inherent in the work and will not look to Consultant for reimbursement or hold Consultant liable or responsible for any such alteration or damage. Should Client not be owner of the property, then Client agrees to notify the owner of the aforementioned possibility of unavoidable alteration and damage and to indemnify, and defend Consultant against any claims and costs including attorney's fees by the owner or persons having possession of the site through the owner which are related to such alteration or damage.

Client agrees to disclose the identity of all utilities serving the Project Site and the presence and accurate location of hidden or obscure man-made objects known to Client relative to field tests or boring locations. Client agrees to indemnify and hold harmless Consultant from all claims, suits, losses, personal injuries, death and property liability including costs and attorney's fees resulting from damage or injury to subterranean structures (pipes, tanks, telephone cables, etc.) arising from the performance of Consultant's services when the existence of such are not called to Consultant's attention or the location not correctly identified in information furnished Consultant.

TERMINATION FOR CONVENIENCE - Upon written notice, Client or Consultant may terminate the performance of any further services included in this Agreement if the terminating party determines termination is in the terminating party's interest. Upon dispatch or receipt of the termination notice, Consultant shall stop work on all services included in this Agreement and deliver any instruments of service complete at that time to Client and Client shall pay Consultant for all services performed up to the dispatch or receipt of the termination notice. Upon Termination for Convenience, Consultant and Client shall have no further rights or remedies other than those included herein.

UNFORESEEN OCCURRENCES - If, during the performance of service hereunder, any unforeseen hazardous substance, material, element or constituent or other unforeseen conditions or occurrences are encountered which, in Consultant's judgment significantly affects or may affect the services, the risk involved in providing the services, or the recommended scope of services, Consultant will notify Client thereof. Subsequent to that notification, Consultant may: (a) If practicable, in Consultant's judgment and with approval of Client, complete the original scope of services in accordance with the procedures originally intended in the Proposal; (b) Agree with Client to modify the scope of services and the estimate of charges to include the previously unforeseen conditions or occurrences, such revision to be in writing and signed by the parties and incorporated herein; or (c) Terminate the services effective on the date of notification pursuant to the terms of TERMINATION FOR CONVENIENCE.

DELAYS - Should completion of any portion of the Services be delayed for causes beyond the reasonable control of or without the fault or negligence of Consultant, the time for performance shall be extended for a period equal to the delay.

INSURANCE - Consultant shall maintain at its own expense the following insurance subject to normal industry exclusions: (1) Workmen's Compensation Insurance and Employer's Liability Insurance. (2) Comprehensive Automobile Liability Insurance with limits of $1,000,000.00. (3) General Liability Insurance with limits of $1,000,000.00. Certificates can be issued upon request identifying details and limits of coverage.

INDEMNITY - Client agrees to indemnify, defend and save harmless Consultant, its agents, employees and subcontractors from and against any and all losses, liabilities, and costs and expenses of every kind (including cost of defense, investigation, settlement, and reasonable attorney's fees), which Consultant may incur, become responsible for or pay out as a result of bodily injuries (including death) to any person, damage to any property or both, to the extent caused by Client's negligence or willful misconduct.

Consultant agrees to indemnify, defend and save harmless Client from and against any and all losses, liabilities, and costs and expenses of every kind (including cost of defense, investigation, settlement, and reasonable attorney's fees) which Client may incur, become responsible for or pay out as a result of bodily injuries (including death) to any person, damage to any property or both, to the extent caused by Consultant's negligence or willful misconduct.

Client and Consultant shall, in the event of liability arising out of their joint negligence or willful misconduct indemnify, defend, and save harmless each other in proportion to their relative degree of fault.

CAPTIONS AND HEADINGS - The captions and headings throughout this Agreement are for convenience and reference only, and the words contained therein shall in no way be held or deemed to define, limit, describe, modify, or add to the interpretation, construction, or meaning of any provision of or scope or intent of this Agreement.

SEVERABILITY - If any provision of this Agreement, or application thereof to any person or circumstance, shall to any extent be invalid, then such provision shall be modified if possible, to fulfill the intent of the parties as reflected in the original provision, the remainder of this Agreement, or the application of such provision to persons or circumstances other than those as to which it is held invalid, shall not be affected thereby, and each provision of this Agreement shall be valid and enforced to the fullest extent permitted by law.

NO WAIVER - No waiver by either party of any default by the other party in the performance of any provision of this Agreement shall operate as or be construed as a waiver of any future default, whether like or different in character.

LAW TO APPLY - The validity, interpretation, and performance of this Agreement shall be governed by and construed in accordance with the laws of the state in which the project is located.

CONSULTANT HEREBY ADVISES CLIENT THAT ITS PERFORMANCE OF THIS AGREEMENT IS EXPRESSLY CONDITIONED ON CLIENT'S ASSENT TO THE TERMS AND CONDITIONS DETAILED HEREIN.

ENTIRE AGREEMENT - This Agreement represents the entire understanding and agreement between the parties hereto relating to the Services and supersedes any and all prior negotiations, discussions and Agreements, whether written or oral, between the parties regarding same.

TO THE EXTENT that any additional or different Provisions conflict with the Provisions of this Agreement, the Provisions of this Agreement shall govern. No amendment or modification to this Agreement or any waiver of any provisions hereof shall be effective unless in writing, signed by both parties.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly authorized representative.

CLIENT Wood + Partners Inc.

BY Todd P. Snedden
Principal

S&ME, Inc.

BY James H. Wagner

S&ME

August 19, 2005

Wood & Partners, Inc.
PO Box 23949
Hilton Head, South Carolina 29925

ATTENTION: Mr. Todd Theodore

Reference: **Limited Phase II Environmental Site Assessment**
Port Royal Port Facility
Port Royal, South Carolina
S&ME Inc. Project No. 1134-05-559

Dear Mr. Theodore:

S&ME, Inc. (S&ME) is pleased to provide this limited Phase II environmental site assessment (ESA) report. Work was performed at the site in accordance with S&ME Proposal No. 34-05-079, dated May 18, 2005. This report details the work performed and the analytical results of samples collected at the site.

We appreciate the opportunity to provide this report to Wood and Partners, Inc. If you have any questions concerning the information provided, please contact us at (843) 884-0005.

Sincerely,

S&ME, Inc.

Jill A. Bishop, CHMM
Environmental Scientist

Chuck Black, P.E.
Senior Environmental Engineer

cc: Mr. John Wright – SCDHEC
Mr. Tony Pesevento – SCPA
Mr. David Schronce – SCPA

S&ME, Inc.
620 Wando Park Boulevard
Mt. Pleasant, South Carolina 29464

(843) 884-0005
(843) 881-6149 fax
www.smeinc.com

Limited Phase II Environmental Site Assessment Report

South Carolina Ports Authority Port Royal Facility

Port Royal, South Carolina
S&ME Project No. 1135-05-559

Prepared For:

Landscape Architects
Land Planners

Wood + Partners, Inc.
P.O. Box 23949
Hilton Head, South Carolina 29925

Prepared By:

620 Wando Park Boulevard
Mount Pleasant, South Carolina
(843) 884-0005

August 19, 2005

Table of Contents

Page

1.0 Introduction and Background 1

2.0 Assessment Activities 2
- 2.1 Preliminary Site Work Requirements 2
- 2.2 Soil Assessment Activity 4
- 2.3 Groundwater Assessment Activity 4
- 2.4 Additional Assessment Activity 5

3.0 Assessment Conclusions and Recommendations 6
- 3.1 Soil Assessment Results 6
- 3.2 Groundwater Assessment Results 7

List of Tables

1. Summary of Soil Analytical Results
2. Summary of Temporary Well Groundwater Analytical Results

List of Figures

1. Site Topographic Map
2. Site Assessment Map

Appendices

I Boring Logs
II Laboratory Analytical Results
III Correspondence from the Department of Natural Resources

1.0 Introduction and Background

The subject property is located on the southwestern portion of Port Royal, in Beaufort County, South Carolina. The subject property is comprised of multiple parcels of land currently identified by the Beaufort County Assessor's Office as TMS Nos. R110-010-000-182A, 182C, 084, 084A and 0249. The approximate location of the site is depicted as Figure 1. The subject property is located in an area generally comprised of light industrial, commercial and residential properties. Portions of the subject property are developed as a port facility, warehouse, seafood processing facility, vacant building and vacant properties. Decommissioned railroad tracks extend northwest across the undeveloped sites. A site plan showing specific details of the site and sample locations is provided as Figure 2.

The Port Royal Terminal Property can be accessed through a gate via Paris Avenue; however, the roads did not appear to be labeled on the terminal property. The terminal property is surrounded by chain link fence. Battery Creek is located directly adjacent to the subject property to the south and southwest.

The one-story warehouse property located just northwest of the gated area of the terminal property can be accessed by 8th Street. The warehouse is separated from the railroad tracks adjacent to the property to the southwest by a chain link fence.

The seafood processing facility can be accessed via 11th Street. The facility has an open parking area for a restaurant and retail seafood store located on the property. Portions of the property are surrounded by a chain link fence. A dock accessing Battery Creek is located adjacent to the facility.

To prepare for the property transaction and identify potential areas of interest, S&ME conducted a Phase I Environmental Site Assessment (ESA). S&ME submitted a report of the Phase I ESA dated April 27, 2005 to Wood and Partners, Inc. This limited Phase II ESA report is provided to address the recognized environmental conditions outlined in the Phase I ESA report.

2.0 Assessment Activities

2.1 Preliminary Site Work Requirements

A temporary well permit was obtained from the South Carolina Department of Health and Environmental Control (SCDHEC). The construction and abandonment of temporary wells are regulated activities under the South Carolina Well Standards (R.61-71) and must be performed by a Certified Well Driller. As such, permits are required from the SCDHEC for the performance of the temporary well activities.

S&ME contracted an SCDHEC-certified analytical laboratory and ordered the appropriate sample glassware and chain-of-custody forms for use in the field. S&ME utilized the analytical services of Pace Analytical Services Inc. located in Huntersville and Asheville, North Carolina (SCDHEC certification nos. 99006 and 99030) and Test America, Inc. located in Nashville, Tennessee (SCDHEC certification nos. 84009).

S&ME prepared a site specific health and safety plan (HASP) to assure the safe execution of the planned site work. The HASP was developed in accordance with 29 CFR 1910.120 and designed to protect on-site workers directly involved with assessment activities (i.e., handling potentially contaminated sample media).

The following table outlines the soil (S) and groundwater (GW) sampling locations conducted at the site. Each sampling location is depicted in Figure 2.

Sample Identification	Sampling Location	Laboratory Analysis
S-1 and GW-1	Location of the former oil house located adjacent to the railroad tracks near the current warehouse occupied by Charter Communications on 8th Street.	• Benzene, Toluene, Ethylbenzene, Xylenes (BTEX), MTBE and Naphthalene by EPA Method 8260B • Polynuclear Aromatic Hydrocarbons (PAHs) by EPA Method 8270C
S-2 and GW-2	Location of the former Tidewater Fertilizer Co. located at the southeastern corner of Building 601 on the Port Facility.	• BTEX, MTBE and Naphthalene by EPA Method 8260B • PAHs by EPA Method 8270C • Nitrate and Nitrite by EPA Method 353.2 • Nitrogen, Ammonia by EPA Method 350.1
S-3 and GW-3	Location of a former oil dock located near the northwestern corner of Building 601 on the Port Facility.	• BTEX, MTBE and Naphthalene by EPA Method 8260B • PAHs by EPA Method 8270C
S-4 and GW-4	Location of the storage shed for petroleum products located southeast of the large ASTs on the Port Facility.	• BTEX, MTBE and Naphthalene by EPA Method 8260B • PAHs by EPA Method 8270C • 8 RCRA Metals by EPA Method 6010B/7470 or 7471
S-5 and GW-5	Location of the used oil AST located northwest of the retail facility on the Seafood Processing Facility.	• BTEX, MTBE and Naphthalene by EPA Method 8260B • PAHs by EPA Method 8270C • 8 RCRA Metals by EPA Method 6010B/7470 or 7471
S-6 and GW-6	Location of the used oil AST located north-northeast of Building 630 on the Seafood Processing Facility.	• BTEX, MTBE and Naphthalene by EPA Method 8260B • PAHs by EPA Method 8270C • 8 RCRA Metals by EPA Method 6010B/7470 or 7471
S-7 and GW-7	Location of the 10,000-gallon AST on the Seafood Processing Facility.	• BTEX, MTBE and Naphthalene by EPA Method 8260B • PAHs by EPA Method 8270C

2.2 Soil Assessment Activity

On July 18, 2005 and August 10, 2005, S&ME was on site to conduct the site assessment activities. Probe Technology, Inc. were one site to install borings S-1 through S-7 using a direct push technology (DPT) rig and hand auger. The soil borings were conducted to approximately 4 to 8 feet below ground surface (bgs). Soil samples collected from the borings were screened in the field with a toxic vapor analyzer (TVA) at intervals of approximately 2 feet. The soil sample exhibiting the highest TVA reading was submitted to a SCDHEC certified laboratory for subsequent analysis. The soil boring locations are identified as S-1 through S-7 in Figure 2. Boring logs for the soil borings are presented in Appendix I. The laboratory analytical reports for all soil samples collected at the site are found in Appendix II.

2.3 Groundwater Assessment Activity

Upon collection of the subsurface soil sample, soil borings S-1 through S-7 were extended to various depths ranging from approximately 12 to 16 feet bls using the DPT sampling rig and hand auger. At that depth, a 0.01-inch slot screen was exposed to bracket the water table. The groundwater samples GW-1 through GW-7 were collected with a peristaltic pump and associated tubing. Each groundwater sample was slowly pumped into laboratory-supplied containers and immediately placed on ice in a laboratory-supplied cooler.

The temporary wells were constructed and abandoned in compliance with South Carolina Well Regulations and Standards (R. 61-71) and a South Carolina Certified Well Driller (Certification No. 1515 and 1723) performed all well drilling activity. The temporary wells identified as GW-1 through GW-7 are depicted in Figure 2. The laboratory analytical reports for all groundwater samples collected at the site are found in Appendix II.

2.4 Additional Assessment Activity

Two monitoring wells were observed on the terminal property. It was unknown the reason for the monitoring wells. After researching the South Carolina Department of Health and Environmental Control's (SCDHEC) Freedom of Information files, it was determined that there were no records of any groundwater analytical results for the SCPA Port property.

While S&ME was on site to complete the soil and groundwater assessment activities, the two monitoring wells on the SCPA Port property were locked at that time. As the wells were locked, groundwater samples were not collected from the wells.

Tony Pesavento provided the phone number for Mr. Bud Badr with the Department of Natural Resources (DNR) who recommended I speak with the local DNR contact, Ms. Brenda Hockensmith. Ms. Hockensmith reviewed their files and noted that the two specific wells (labeled BFT-1969 and BFT-1977) on the SCPA Port property were two of many wells placed in Port Royal used for monitoring potentiometric data for saltwater intrusion. These wells are approximately 90-91 feet in depth and no analytical data was available. Correspondence from Ms. Hockensmith and maps showing the locations of the wells are provided in Appendix III.

At the time of the Phase I ESA, two hydraulic forklifts were observed with minimal staining beneath them on the concrete surface near a trench drain within Building 630, the seafood processing structure. Due to the proximity of the leaking petroleum products from the forklifts to the trench drains, further investigation was considered necessary to determine if an outfall was being impacted.

On July 18, 2005, it was determined that any surface water entering the trench drains within Building 630 drains to the municipal sewer system; therefore; no outfall was present to sample. However, good housekeeping practices are recommended concerning the maintenance of equipment and monitoring leaks and spills.

3.0 Assessment Conclusions and Recommendations

Results of the site assessment activities were compared to appropriate screening values as specified in the following sections. The laboratory analytical reports for all samples collected at the site are found in Appendix II.

3.1 Soil Assessment Results

Results from the soil analyses revealed the presence of metals above the EPA Region IX Preliminary Remedial Goals (PRGs) for industrial scenarios. A summary of the soil sample analytical data is provided in Table 1.

Arsenic was detected at concentrations greater than the recommended PRG for industrial use in the soil samples collected from soil boring location S-4, the location of the storage shed for petroleum products located southeast of the large ASTs on the Port Facility. The use of both residential and industrial arsenic PRG values has been the subject of some debate in South Carolina and much greater values have been documented as background concentrations.

In addition, mercury was detected at a concentration greater than the recommended PRG in soil boring location S-5, the location of the used oil AST located northwest of the retail facility on the Seafood Processing Facility.

Based on the results of the soil laboratory analysis, it appears that metal concentrations exceed the respective PRGs at the site; however, these low concentrations do not appear to pose a significant threat to the environment.

3.2 Groundwater Assessment Results

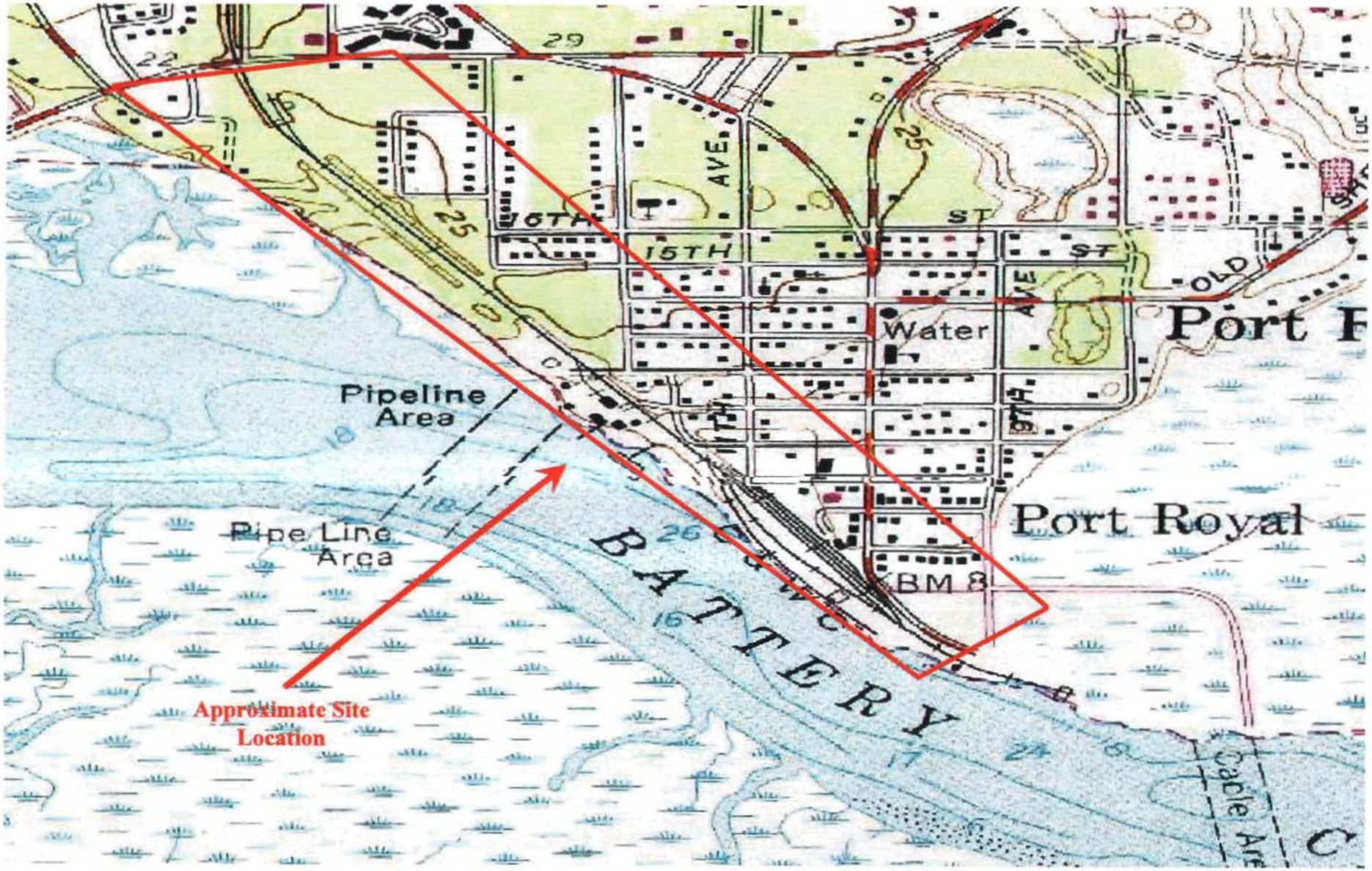
Results from the temporary well analyses revealed that metals were detected at concentrations greater than the EPA Maximum Contaminant Level (MCL) for drinking water. Table 2 provides a summary of the temporary well analytical data.

Barium was detected at concentrations greater than the MCL in the groundwater sample collected from temporary well location GW-6, the location of the used oil AST located north-northeast of Building 630 on the Seafood Processing Facility.

Lead was detected at concentrations greater than the recommended MCL in the groundwater sample collected from temporary well locations GW-5, the location of the used oil AST located northwest of the retail facility on the Seafood Processing Facility and GW-6, the location of the used oil AST located north-northeast of Building 630 on the Seafood Processing Facility

Based on the results of the groundwater laboratory analysis, it appears that metal concentrations exceed the respective MCLs at the site; however, these low concentrations do not appear to pose a significant threat to the environment. In addition, the unfiltered groundwater samples were collected from the temporary wells containing sediments. The sediments may be contributing to the noted metal concentrations. Per the temporary well permit provisions, this report will be copied to the SCDHEC for review.

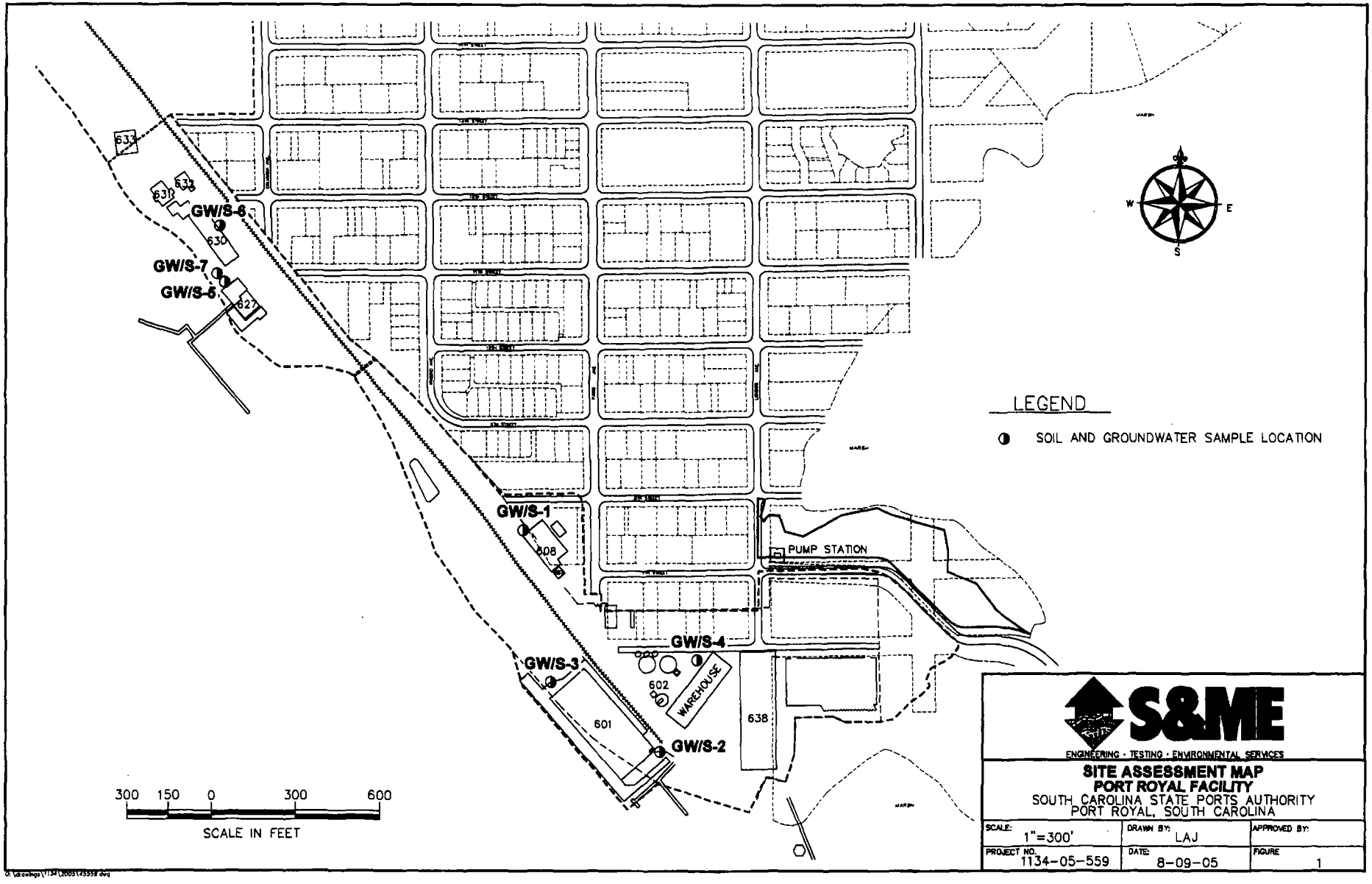
Figures



Site Topographic Map

South Carolina Ports Authority Port Royal Facility
Port Royal, South Carolina
S&ME Job #1134-05-559

Figure 1
Topographic Map
Beaufort and Parris Island, SC
Quadrangle



S&ME

ENGINEERING · TESTING · ENVIRONMENTAL SERVICES

SITE ASSESSMENT MAP
PORT ROYAL FACILITY
SOUTH CAROLINA STATE PORTS AUTHORITY
PORT ROYAL, SOUTH CAROLINA

SCALE:	DRAWN BY:	APPROVED BY:
1"=300'	LAJ	
PROJECT NO.	DATE:	FIGURE
1134-05-559	8-09-05	1

Tables

Table 1
Summary of Soil Analytical Results
Port Royal Port Facility
Port Royal, South Carolina
S&ME Project No. 1131-05-559

Selected Parameter (mg/kg)[1]		S-1	S-2	S-3	S-4	S-5	S-6	S-7
		07/18/05	07/18/05	07/18/05	07/18/05	07/18/05	7/18/05 & 8/10/05	07/18/05
Volatile Organics	***PRG*** [2]	***By EPA Method 8260B***						
Benzene	1.30				0.017			
Toluene	520				0.0089			
Ethylbenzene	20				0.0049			
Total Xylenes	420							
Naphthalene	190							
Polynuclear Aromatic Hydrocarbons	***PRG***	***By EPA Method 8270C***						
Acenaphthene	29,000							
Acenaphthylene	NL[3]							
Anthracene	100,000							
Benzo (a) anthracene	2.1							
Benzo (a) pyrene	0.21							
Benzo (b) fluoranthene	2.1							
Benzo (g,h,ib) perylene	NL							
Benzo (k) fluoranthene	21							
Chrysene	210							
Dibenzo (a,h) anthracene	0.21							
Fluoranthene	22,000							
Fluorene	26,000							
Indeno(1,2,3-cd)pyrene	2.1							
Naphthalene	190							
Phenanthrene	NL							
Pyrene	29,000							
Metals	***PRG***	***By EPA Method 6010B/7471***						
Arsenic	1.6	NS	NS	NS	**7.3**[5]	0.92	**1.72**	NS
Barium	67,000	NS	NS	NS	29	7.9	18	NS
Cadmium	7.4	NS	NS	NS				NS
Chromium	450	NS	NS	NS	14	4.7	11.2	NS
Lead	750	NS	NS	NS	4.3	5.60	6.96	NS
Mercury	0	NS	NS	NS		**0.019**		NS
Selenium	5,100	NS	NS	NS	0.68			NS
Silver	5,100	NS	NS	NS				NS

NOTES:
(1) Milligrams per kilogram.
(2) EPA Region IX Preliminary Remedial Goals for Industrial scenarios.
(3) Not Listed.
(4) Not Sampled.
(5) Bold values exceed Preliminary Remedial Goals (PRG).
Blank values indicate concentrations are below reporting limits.

Table 2
Summary of Temporary Well Groundwater Analytical Results
Port Royal Port Facility
Port Royal, South Carolina
S&ME Project No. 1131-05-559

Selected Parameter (ug/L)[1]		GW-1	GW-2	GW-3	GW-4	GW-5	GW-6	GW-7
		07/18/05	07/18/05	07/18/05	07/18/05	07/18/05	7/18/05 & 8/10/05	07/18/05
Volatile Organics	***MCL*** [2]	***By EPA Method 8260B***						
Benzene	5							
Toluene	1,000							
Ethylbenzene	700							
Total Xylenes	10,000							
Methyl-tert-butyl ether	40							
Naphthalene	25							
Polynuclear Aromatic Hydrocarbons	***MCL***	***By EPA Method 8270C***						
Acenaphthene	NL[3]							
Acenaphthylene	NL							
Anthracene	NL							
Benzo (a) anthracene	NL							
Benzo (a) pyrene	0.2							
Benzo (b) fluoranthene	NL							
Benzo (g,h,ib) perylene	NL							
Benzo (k) fluoranthene	NL							
Chrysene	NL							
Dibenzo (a,h) anthracene	NL							
Fluoranthene	NL							
Fluorene	NL							
Indeno(1,2,3-cd)pyrene	NL							
Naphthalene	NL							
Phenanthrene	NL							
Pyrene	NL							
Miscellaneous	***MCL***	***By EPA Method 353.2 / 350.1***						
Nitrate	10,000	NS		NS	NS	NS	NS	NS
Nitrite	1,000	NS		NS	NS	NS	NS	NS
Nitrogen, Ammonia	NL	NS	1,300	NS	NS	NS	NS	NS
Metals	***MCL***	***By EPA Method 6010B/7470***						
Arsenic	50	NS	NS	NS	15	36	48.5	NS
Barium	2,000	NS	NS	NS	88	300	**3,270**[5]	NS
Cadmium	5	NS	NS	NS				NS
Chromium	100	NS	NS	NS	51	**120**	**727**	NS
Lead	15	NS	NS	NS	7.2	**17**	**132**	NS
Mercury	2	NS	NS	NS			**3.2**	NS
Selenium	50	NS	NS	NS			22.7	NS
Silver	NL	NS	NS	NS				NS

NOTES:
(1) Micrograms per liter.
(2) EPA Maximum Contaminant Level.
(3) Not Listed.
(4) Not Sampled.
(5) Bold values exceed MCL.
* Blank values indicate concentrations are below reporting limits.

APPENDIX I

Boring Logs

S&ME, Inc.

Boring Log

Client:	**Wood & Partners, Inc.**	Boring #:	**SB-1**
Project:	**Port Royal Port Facility Phase II ESA**	Date:	**7/18/2005**
Street:	**601 Paris Avenue**	Project #:	**1134-05-559**
City/Co./State:	**Port Royal/Beaufort/South Carolina**		

From (ft)	To (ft)	Soil Classification (USCS)	Sampling (ft)	TOV Reading (ppm)
0	**2**	**Brown silty sand (SM)**		**0.0**
2	**4**	**Red silty clay (CL)**		**0.0**

Terminated at:	**12 feet**	Time: 13:00	
Groundwater :	**4 feet**		
Remarks:	NS = Not Sampled	Converted to Well	**No**
	NA= Not applicable	Well Number:	**NA**
Geologist:	**Carolyn Sprague**	Laboratory Samples	
Driller:	**Probe Technology**	Soil:	**Yes**
Drilling Method:	**Direct Push Geoprobe**	Depth(s):	**2'-4'**
		Water:	**Yes**

S&ME, Inc.

Boring Log

Client:	**Wood & Partners, Inc.**	Boring #:	**SB-2**
Project:	**Port Royal Port Facility Phase II ESA**	Date:	**7/18/2005**
Street:	**601 Paris Avenue**	Project #:	**1134-05-559**
City/Co./State:	**Port Royal/Beaufort/South Carolina**		

From (ft)	To (ft)	Soil Classification (USCS)	Sampling (ft)	TOV Reading (ppm)
0	**2**	**Brown silty sand (SM)**		**5.0**
2	**4**	**Red sandy clay with gravel and shell fragments (CL)**		**4.5**
4	**6**	**Red sandy clay with gravel and shell fragments (CL)**		**5.0**
6	**8**	**Red clayey sand (SC)**		**4.1**

Terminated at:	**16 feet**	Time: 11:00	
Groundwater :	**4 feet**		
Remarks:	NS = Not Sampled NA= Not applicable	Converted to Well **No** Well Number: **NA**	
Geologist:	**Carolyn Sprague**	Laboratory Samples	
Driller:	**Probe Technology**	Soil:	**Yes**
Drilling Method:	**Direct Push Geoprobe**	Depth(s):	**4'-6'**
		Water:	**Yes**

S&ME, Inc.

Boring Log

Client:	**Wood & Partners, Inc.**	Boring #:	**SB-3**
Project:	**Port Royal Port Facility Phase II ESA**	Date:	**7/18/2005**
Street:	**601 Paris Avenue**	Project #:	**1134-05-559**
City/Co./State:	**Port Royal/Beaufort/South Carolina**		

From (ft)	To (ft)	Soil Classification (USCS)	Sampling (ft)	TOV Reading (ppm)
0	**2**	**Brown silty sand (SM)**		**1.1**
2	**4**	**Red sandy clay with gravel and shell fragments (CL)**		**0.5**

Terminated at:	**12 feet**	Time: 12:20	
Groundwater :	**4 feet**		
Remarks:	NS = Not Sampled NA= Not applicable	Converted to Well **No** Well Number: **NA**	
Geologist:	**Carolyn Sprague**	Laboratory Samples	
Driller:	**Probe Technology**	Soil:	**Yes**
Drilling Method:	**Direct Push Geoprobe**	Depth(s):	**2'-4'**
		Water:	**Yes**

S&ME, Inc.

Boring Log

Client:	**Wood & Partners, Inc.**	Boring #:	**SB-4**
Project:	**Port Royal Port Facility Phase II ESA**	Date:	**7/18/2005**
Street:	**601 Paris Avenue**	Project #:	**1134-05-559**
City/Co./State:	**Port Royal/Beaufort/South Carolina**		

From (ft)	To (ft)	Soil Classification (USCS)	Sampling (ft)	TOV Reading (ppm)
0	**2**	**Brown silty sand (SM)**		**8.7**
2	**4**	**Brown silty sand (SM)**		**6.3**

Terminated at:	**12 feet**	Time: 11:45	
Groundwater :	**4 feet**		
Remarks:	NS = Not Sampled	Converted to Well	**No**
	NA= Not applicable	Well Number:	**NA**
Geologist:	**Carolyn Sprague**	Laboratory Samples	
Driller:	**Probe Technology**	Soil:	**Yes**
Drilling Method:	**Direct Push Geoprobe**	Depth(s):	**2'-4'**
		Water:	**Yes**

S&ME, Inc.

Boring Log

Client:	**Wood & Partners, Inc.**	Boring #:	**SB-5**
Project:	**Port Royal Port Facility Phase II ESA**	Date:	**7/18/2005**
Street:	**601 Paris Avenue**	Project #:	**1134-05-559**
City/Co./State:	**Port Royal/Beaufort/South Carolina**		

From (ft)	To (ft)	Soil Classification (USCS)	Sampling (ft)	TOV Reading (ppm)
0	**2**	**Brown and white silty sand with gravel and shell fragments (SM)**		**1.6**
2	**4**	**Brown silty sand (SM)**		**0.9**

Terminated at:	**12 feet**	Time: 13:40	
Groundwater :	**4 feet**		
Remarks:	NS = Not Sampled NA= Not applicable	Converted to Well **No** Well Number: **NA**	
Geologist:	**Carolyn Sprague**	Laboratory Samples	
Driller:	**Probe Technology**	Soil:	**Yes**
Drilling Method:	**Direct Push Geoprobe**	Depth(s):	**2'-4'**
		Water:	**Yes**

S&ME, Inc.

Boring Log

Client:	**Wood & Partners, Inc.**	Boring #:	**SB-6**
Project:	**Port Royal Port Facility Phase II ESA**	Date:	**7/18/2005**
Street:	**601 Paris Avenue**	Project #:	**1134-05-559**
City/Co./State:	**Port Royal/Beaufort/South Carolina**		

From (ft)	To (ft)	Soil Classification (USCS)	Sampling (ft)	TOV Reading (ppm)
0	**2**	**Brown silty sand with some gravel (SM)**		**15.8**
2	**4**	**Brown silty sand (SM)**		**16.6**

Terminated at:	**12 feet**	Time: 14:30	
Groundwater :	**4 feet**		
Remarks:	NS = Not Sampled NA= Not applicable	Converted to Well	**No**
		Well Number:	**NA**
Geologist:	**Carolyn Sprague**	Laboratory Samples	
Driller:	**Probe Technology**	Soil:	**Yes**
Drilling Method:	**Direct Push Geoprobe**	Depth(s):	**2'-4'**
		Water:	**Yes**

S&ME, Inc.

Boring Log

Client:	**Wood & Partners, Inc.**	Boring #:	**SB-7**
Project:	**Port Royal Port Facility Phase II ESA**	Date:	**7/18/2005**
Street:	**601 Paris Avenue**	Project #:	**1134-05-559**
City/Co./State:	**Port Royal/Beaufort/South Carolina**		

From (ft)	To (ft)	Soil Classification (USCS)	Sampling (ft)	TOV Reading (ppm)
0	**2**	**Brown and white silty sand with shell fragments (SM)**		**4.9**
2	**4**	**Brown and white silty sand with shell fragments (SM)**		**13.7**

Terminated at:	**12 feet**	Time: 14:00	
Groundwater :	**4 feet**		
Remarks:	NS = Not Sampled NA= Not applicable	Converted to Well **No** Well Number: **NA**	
Geologist:	**Carolyn Sprague**	Laboratory Samples	
Driller:	**Probe Technology**	Soil:	**Yes**
Drilling Method:	**Direct Push Geoprobe**	Depth(s):	**2'-4'**
		Water:	**Yes**

APPENDIX II

Laboratory Analytical Data

3255-52,53

SAVANNAH ANALYTICAL SERVICES, INC.

[redacted]
(912) 355-8080 [redacted]

9299011

ANALYSIS REQUEST AND CHAIN OF CUSTODY RECORD

P.O. NUMBER	PROJECT NUMBER	PROJECT NAME
05164	1134-05-559	Port Royal Port Phase II

CLIENT NAME	PHONE #	FAX #
SAS, INC.	(912) 355-8080	(912) 965-0727

CLIENT ADDRESS	CITY, STATE, ZIP CODE
4019 Augusta Rd. Ste. 210	Savannah, GA 31408

SAMPLER(S) NAME(S)	CLIENT PROJECT MANAGER
Caroline Sprague	Steve Bishop

PAGE 1 OF 2

☑ STANDARD TAT
☐ EXPEDITED TAT *
REPORT DUE DATE _____
* SUBJECT TO RUSH FEES

SAMPLING DATE	SAMPLING TIME	SAMPLE IDENTIFICATION	MATRIX TYPE: AQUEOUS MATRIX	NONAQUEOUS MATRIX	OIL MATRIX	AIR MATRIX	REQUIRED ANALYSES: BTEX + MTBE by 8260B	PAHs 8270C	Nitrate/Nitrite 353.2	Ammonia 350.3	TKN 6020 7470,7471	NUMBER OF CONTAINERS SUBMITTED	
7/18/05	1300	GW-1	✓				✓	✓					9250794954
	1310	S-1		✓			✓	✓				9250796429	~~9250794962~~ INF
	1100	GW-2	✓				✓	✓	✓	✓			9250795049
	1120	S-2		✓			✓	✓	✓	✓			9250796455
	1220	GW-3	✓				✓	✓					9250795308
	1230	S-3		✓			✓	✓					9250796552
	1145	GW-4	✓				✓	✓			✓	9250795496	Quote No. - 92032405.219
	1155	S-4		✓			✓	✓			✓	9250796600	For Invoicing
	1340	GW-5	✓				✓	✓			✓	9250795583	
	1350	S-5		✓			✓	✓			✓	9250796606	
	1430	GW-6	✓				✓	[redacted]				9250795601	
↓	1440	S-6		✓			✓	[redacted]	No PAH analysis				9250796554

RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)	DATE	TIME	RELINQUISHED BY: (SIGNATURE)	DATE	TIME
Caroline Sprague	7/18/05	1630						
RECEIVED BY: (SIGNATURE)	DATE	TIME	RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)	DATE	TIME
			Steve Bishop	7/19/05	1730			

FOR SAVANNAH ANALYTICAL SERVICES USE ONLY

RECEIVED FOR LABORATORY BY: (SIGNATURE)	DATE	TIME	CUSTODY INTACT	CUSTODY SEAL NO.	S.A.S. LOG NO.
Steve Bishop	7/19/05	1630	☐ YES ☐ NO		05164

LABORATORY REMARKS
Kim Frank 7/19/05 9:30AM

SAVANNAH ANALYTICAL SERVICES, INC.

2823 LIMERICK ST.
SAVANNAH, GA 31404
(912) 355-8080 • FAX (912) 356-0220

ANALYSIS REQUEST AND CHAIN OF CUSTODY RECORD

P.O. NUMBER	PROJECT NUMBER	PROJECT NAME
05164	1134-05-559	Port Royal Port Phase II

CLIENT NAME	PHONE #
SAS, INC.	(912) 355-8080
	FAX # (912) 965-0727

CLIENT ADDRESS	CITY, STATE, ZIP CODE
4019 AUGUSTA RD. STE. 210	SAVANNAH, GA 31408

SAMPLER(S) NAME(S)	CLIENT PROJECT MANAGER
CAROLINE SPRAGUE	STEVE BISHOP

PAGE 2 OF 2

SAMPLING DATE	SAMPLING TIME	SAMPLE IDENTIFICATION	AQUEOUS MATRIX	NONAQUEOUS MATRIX	OIL MATRIX	AIR MATRIX	BTEX + MTBE + Naphthalene	PAH 8270C								
			NUMBER OF CONTAINERS SUBMITTED													
7/18/05	1400	GW-7	✓				✓	✓								925E795E7
↓	1410	S-7		✓			✓	✓								925E79782
																Quote No. -92032405.210
																For Invoicing

☒ STANDARD TAT
☐ EXPEDITED TAT *
REPORT DUE DATE _____
* SUBJECT TO RUSH FEES

RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)	DATE	TIME	RELINQUISHED BY: (SIGNATURE)	DATE	TIME
Caroline Sprague	7/18/05	1630						
RECEIVED BY: (SIGNATURE)	DATE	TIME	RELINQUISHED BY: (SIGNATURE)	DATE	TIME	RECEIVED BY: (SIGNATURE)	DATE	TIME
			Steve Bishop	7/18/05	1730			

FOR SAVANNAH ANALYTICAL SERVICES USE ONLY

RECEIVED FOR LABORATORY BY: (SIGNATURE)	DATE	TIME	CUSTODY INTACT	CUSTODY SEAL NO.	S.A.S. LOG NO.	LABORATORY REMARKS
Steve Bishop	7/18/05	1630	☐ YES ☐ NO		05164	Kim Frank 7/19/05 9:30AM

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

August 01, 2005

Mr. Steve Bishop
Savannah Analytical Services
4019 Augusta Rd.
Suite 210
Savannah, GA 31408

RE: Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Dear Mr. Bishop:

Enclosed are the analytical results for sample(s) received by the laboratory on July 19, 2005. Results reported herein conform to the most current NELAC standards, where applicable, unless otherwise narrated in the body of the report.

Inorganic Wet Chemistry and Metals Analyses were performed at our Pace Asheville laboratory and Organic testing was performed at our Pace Charlotte laboratory unless otherwise footnoted.

If you have any questions concerning this report please feel free to contact me.

Sincerely,

Richard Swartz
Richard.Swartz@pacelabs.com
Project Manager

Enclosures

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Solid results are reported on a dry weight basis

Lab Sample No: 925879454 Project Sample Number: 9299011-001 Date Collected: 07/18/05 13:00
Client Sample ID: GW-1 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3510 / EPA 8270								
Acenaphthene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	83-32-9		
Acenaphthylene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	208-96-8		
Anthracene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	120-12-7		
Benzo(a)anthracene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	56-55-3		
Benzo(a)pyrene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	207-08-9		
Chrysene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	53-70-3		
Fluoranthene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	206-44-0		
Fluorene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	193-39-5		
Naphthalene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	91-20-3		
Phenanthrene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	85-01-8		
Pyrene	ND	ug/l	12.	1.2	07/26/05 22:49	BET	129-00-0		
Nitrobenzene-d5 (S)	43	%		1.0	07/26/05 22:49	BET	4165-60-0		
2-Fluorobiphenyl (S)	44	%		1.0	07/26/05 22:49	BET	321-60-8		
Terphenyl-d14 (S)	53	%		1.0	07/26/05 22:49	BET	1718-51-0		
Date Extracted	07/25/05				07/25/05				
GC/MS Volatiles									
GC/MS VOCs by 8260, low level	Method: EPA 8260								
Benzene	ND	ug/l	1.0	1.0	07/27/05 11:43	MSF	71-43-2		
Ethylbenzene	ND	ug/l	1.0	1.0	07/27/05 11:43	MSF	100-41-4		
Methyl-tert-butyl ether	ND	ug/l	1.0	1.0	07/27/05 11:43	MSF	1634-04-4		
Naphthalene	ND	ug/l	1.0	1.0	07/27/05 11:43	MSF	91-20-3		
Toluene	ND	ug/l	1.0	1.0	07/27/05 11:43	MSF	108-88-3		
m&p-Xylene	ND	ug/l	2.0	1.0	07/27/05 11:43	MSF			
o-Xylene	ND	ug/l	1.0	1.0	07/27/05 11:43	MSF	95-47-6		
Toluene-d8 (S)	98	%		1.0	07/27/05 11:43	MSF	2037-26-5		
4-Bromofluorobenzene (S)	92	%		1.0	07/27/05 11:43	MSF	460-00-4		
Dibromofluoromethane (S)	114	%		1.0	07/27/05 11:43	MSF	1868-53-7		
1,2-Dichloroethane-d4 (S)	112	%		1.0	07/27/05 11:43	MSF	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879504 Project Sample Number: 9299011-003 Date Collected: 07/18/05 11:00
Client Sample ID: GW-2 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Wet Chemistry									
Ammonia	Method: EPA 350.1								
Nitrogen, Ammonia	1.3	mg/l	0.10	1.0	07/20/05 01:00	BMF	7727-37-9		
48 Hour NO3 / NO2 / NOX	Method: EPA 353.2								
Nitrate as N	ND	mg/l	0.10	1.0	07/20/05 09:38	EWS			
Nitrite as N	ND	mg/l	0.10	1.0	07/20/05 09:38	EWS			
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3510 / EPA 8270								
Acenaphthene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	83-32-9		
Acenaphthylene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	208-96-8		
Anthracene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	120-12-7		
Benzo(a)anthracene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	56-55-3		
Benzo(a)pyrene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	207-08-9		
Chrysene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	53-70-3		
Fluoranthene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	206-44-0		
Fluorene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	193-39-5		
Naphthalene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	91-20-3		
Phenanthrene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	85-01-8		
Pyrene	ND	ug/l	13.	1.3	07/26/05 23:24	BET	129-00-0		
Nitrobenzene-d5 (S)	51	%		1.0	07/26/05 23:24	BET	4165-60-0		
2-Fluorobiphenyl (S)	44	%		1.0	07/26/05 23:24	BET	321-60-8		
Terphenyl-d14 (S)	47	%		1.0	07/26/05 23:24	BET	1718-51-0		
Date Extracted	07/25/05				07/25/05				
GC/MS Volatiles									
GC/MS VOCs by 8260, low level	Method: EPA 8260								
Benzene	ND	ug/l	1.0	1.0	07/27/05 12:09	MSF	71-43-2		
Ethylbenzene	ND	ug/l	1.0	1.0	07/27/05 12:09	MSF	100-41-4		
Methyl-tert-butyl ether	ND	ug/l	1.0	1.0	07/27/05 12:09	MSF	1634-04-4		
Naphthalene	ND	ug/l	1.0	1.0	07/27/05 12:09	MSF	91-20-3		
Toluene	ND	ug/l	1.0	1.0	07/27/05 12:09	MSF	108-88-3		
m&p-Xylene	ND	ug/l	2.0	1.0	07/27/05 12:09	MSF			

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879504 Project Sample Number: 9299011-003 Date Collected: 07/18/05 11:00
Client Sample ID: GW-2 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
o-Xylene	ND	ug/l	1.0	1.0	07/27/05 12:09	MSF	95-47-6		
Toluene-d8 (S)	92	%		1.0	07/27/05 12:09	MSF	2037-26-5		
4-Bromofluorobenzene (S)	92	%		1.0	07/27/05 12:09	MSF	460-00-4		
Dibromofluoromethane (S)	142	%		1.0	07/27/05 12:09	MSF	1868-53-7	1	
1,2-Dichloroethane-d4 (S)	143	%		1.0	07/27/05 12:09	MSF	17060-07-0	1	

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879538 Project Sample Number: 9299011-004 Date Collected: 07/18/05 12:20
Client Sample ID: GW-3 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3510 / EPA 8270								
Acenaphthene	ND	ug/l	12.	1.2	07/27/05	BET	83-32-9		
Acenaphthylene	ND	ug/l	12.	1.2	07/27/05	BET	208-96-8		
Anthracene	ND	ug/l	12.	1.2	07/27/05	BET	120-12-7		
Benzo(a)anthracene	ND	ug/l	12.	1.2	07/27/05	BET	56-55-3		
Benzo(a)pyrene	ND	ug/l	12.	1.2	07/27/05	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/l	12.	1.2	07/27/05	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/l	12.	1.2	07/27/05	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/l	12.	1.2	07/27/05	BET	207-08-9		
Chrysene	ND	ug/l	12.	1.2	07/27/05	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/l	12.	1.2	07/27/05	BET	53-70-3		
Fluoranthene	ND	ug/l	12.	1.2	07/27/05	BET	206-44-0		
Fluorene	ND	ug/l	12.	1.2	07/27/05	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/l	12.	1.2	07/27/05	BET	193-39-5		
Naphthalene	ND	ug/l	12.	1.2	07/27/05	BET	91-20-3		
Phenanthrene	ND	ug/l	12.	1.2	07/27/05	BET	85-01-8		
Pyrene	ND	ug/l	12.	1.2	07/27/05	BET	129-00-0		
Nitrobenzene-d5 (S)	51	%		1.0	07/27/05	BET	4165-60-0		
2-Fluorobiphenyl (S)	46	%		1.0	07/27/05	BET	321-60-8		
Terphenyl-d14 (S)	44	%		1.0	07/27/05	BET	1718-51-0		
Date Extracted	07/25/05				07/25/05				
GC/MS Volatiles									
GC/MS VOCs by 8260, low level	Method: EPA 8260								
Benzene	ND	ug/l	1.0	1.0	07/27/05 12:35	MSF	71-43-2		
Ethylbenzene	ND	ug/l	1.0	1.0	07/27/05 12:35	MSF	100-41-4		
Methyl-tert-butyl ether	ND	ug/l	1.0	1.0	07/27/05 12:35	MSF	1634-04-4		
Naphthalene	ND	ug/l	1.0	1.0	07/27/05 12:35	MSF	91-20-3		
Toluene	ND	ug/l	1.0	1.0	07/27/05 12:35	MSF	108-88-3		
m&p-Xylene	ND	ug/l	2.0	1.0	07/27/05 12:35	MSF			
o-Xylene	ND	ug/l	1.0	1.0	07/27/05 12:35	MSF	95-47-6		
Toluene-d8 (S)	93	%		1.0	07/27/05 12:35	MSF	2037-26-5		
4-Bromofluorobenzene (S)	100	%		1.0	07/27/05 12:35	MSF	460-00-4		
Dibromofluoromethane (S)	126	%		1.0	07/27/05 12:35	MSF	1868-53-7	1	
1,2-Dichloroethane-d4 (S)	129	%		1.0	07/27/05 12:35	MSF	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879546 Project Sample Number: 9299011-005 Date Collected: 07/18/05 11:45
Client Sample ID: GW-4 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Metals									
Metals by Trace ICP	Prep/Method: EPA 3010 / EPA 6010								
Arsenic	0.015	mg/l	0.0050	1.0	07/26/05 23:03	ALV	7440-38-2		
Barium	0.088	mg/l	0.0050	1.0	07/26/05 23:03	ALV	7440-39-3		
Cadmium	ND	mg/l	0.0010	1.0	07/26/05 23:03	ALV	7440-43-9		
Chromium	0.051	mg/l	0.0020	1.0	07/26/05 23:03	ALV	7440-47-3		
Lead	0.0072	mg/l	0.0050	1.0	07/26/05 23:03	ALV	7439-92-1		
Selenium	ND	mg/l	0.0050	1.0	07/26/05 23:03	ALV	7782-49-2		
Silver	ND	mg/l	0.0020	1.0	07/26/05 23:03	ALV	7440-22-4		
Date Digested	07/21/05 06:45				07/21/05 06:45				
Mercury, CVAAS, in Water	Method: EPA 7470								
Mercury	ND	mg/l	0.00020	1.0	07/26/05 04:53	ALV	7439-97-6		
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3510 / EPA 8270								
Acenaphthene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	83-32-9		
Acenaphthylene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	208-96-8		
Anthracene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	120-12-7		
Benzo(a)anthracene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	56-55-3		
Benzo(a)pyrene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	207-08-9		
Chrysene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	53-70-3		
Fluoranthene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	206-44-0		
Fluorene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	193-39-5		
Naphthalene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	91-20-3		
Phenanthrene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	85-01-8		
Pyrene	ND	ug/l	11.	1.1	07/27/05 00:35	BET	129-00-0		
Nitrobenzene-d5 (S)	52	%		1.0	07/27/05 00:35	BET	4165-60-0		
2-Fluorobiphenyl (S)	48	%		1.0	07/27/05 00:35	BET	321-60-8		
Terphenyl-d14 (S)	53	%		1.0	07/27/05 00:35	BET	1718-51-0		
Date Extracted	07/25/05				07/25/05				
GC/MS Volatiles									
GC/MS VOCs by 8260, low level	Method: EPA 8260								

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879546 Project Sample Number: 9299011-005 Date Collected: 07/18/05 11:45
Client Sample ID: GW-4 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Benzene	ND	ug/l	1.0	1.0	07/27/05 13:01	MSF	71-43-2		
Ethylbenzene	ND	ug/l	1.0	1.0	07/27/05 13:01	MSF	100-41-4		
Methyl-tert-butyl ether	ND	ug/l	1.0	1.0	07/27/05 13:01	MSF	1634-04-4		
Naphthalene	ND	ug/l	1.0	1.0	07/27/05 13:01	MSF	91-20-3		
Toluene	ND	ug/l	1.0	1.0	07/27/05 13:01	MSF	108-88-3		
m&p-Xylene	ND	ug/l	2.0	1.0	07/27/05 13:01	MSF			
o-Xylene	ND	ug/l	1.0	1.0	07/27/05 13:01	MSF	95-47-6		
Toluene-d8 (S)	95	%		1.0	07/27/05 13:01	MSF	2037-26-5		
4-Bromofluorobenzene (S)	90	%		1.0	07/27/05 13:01	MSF	460-00-4		
Dibromofluoromethane (S)	116	%		1.0	07/27/05 13:01	MSF	1868-53-7		
1,2-Dichloroethane-d4 (S)	112	%		1.0	07/27/05 13:01	MSF	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879553 Project Sample Number: 9299011-006 Date Collected: 07/18/05 13:40
Client Sample ID: GW-5 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Metals									
Metals by Trace ICP	Prep/Method: EPA 3010 / EPA 6010								
Arsenic	0.036	mg/l	0.0050	1.0	07/26/05 23:07	ALV	7440-38-2		
Barium	0.30	mg/l	0.0050	1.0	07/26/05 23:07	ALV	7440-39-3		
Cadmium	ND	mg/l	0.0010	1.0	07/26/05 23:07	ALV	7440-43-9		
Chromium	0.12	mg/l	0.0020	1.0	07/26/05 23:07	ALV	7440-47-3		
Lead	0.017	mg/l	0.0050	1.0	07/26/05 23:07	ALV	7439-92-1		
Selenium	ND	mg/l	0.0050	1.0	07/26/05 23:07	ALV	7782-49-2		
Silver	ND	mg/l	0.0020	1.0	07/26/05 23:07	ALV	7440-22-4		
Date Digested	07/21/05 06:45				07/21/05 06:45				
Mercury, CVAAS, in Water	Method: EPA 7470								
Mercury	ND	mg/l	0.00020	1.0	07/26/05 04:53	ALV	7439-97-6		
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3510 / EPA 8270								
Acenaphthene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	83-32-9		
Acenaphthylene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	208-96-8		
Anthracene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	120-12-7		
Benzo(a)anthracene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	56-55-3		
Benzo(a)pyrene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	207-08-9		
Chrysene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	53-70-3		
Fluoranthene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	206-44-0		
Fluorene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	193-39-5		
Naphthalene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	91-20-3		
Phenanthrene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	85-01-8		
Pyrene	ND	ug/l	11.	1.1	07/27/05 01:09	BET	129-00-0		
Nitrobenzene-d5 (S)	51	%		1.0	07/27/05 01:09	BET	4165-60-0		
2-Fluorobiphenyl (S)	46	%		1.0	07/27/05 01:09	BET	321-60-8		
Terphenyl-d14 (S)	54	%		1.0	07/27/05 01:09	BET	1718-51-0		
Date Extracted	07/25/05				07/25/05				
GC/MS Volatiles									
GC/MS VOCs by 8260, low level	Method: EPA 8260								

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879553 Project Sample Number: 9299011-006 Date Collected: 07/18/05 13:40
Client Sample ID: GW-5 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Benzene	ND	ug/l	1.0	1.0	07/27/05 13:27	MSF	71-43-2		
Ethylbenzene	ND	ug/l	1.0	1.0	07/27/05 13:27	MSF	100-41-4		
Methyl-tert-butyl ether	ND	ug/l	1.0	1.0	07/27/05 13:27	MSF	1634-04-4		
Naphthalene	ND	ug/l	1.0	1.0	07/27/05 13:27	MSF	91-20-3		
Toluene	ND	ug/l	1.0	1.0	07/27/05 13:27	MSF	108-88-3		
m&p-Xylene	ND	ug/l	2.0	1.0	07/27/05 13:27	MSF			
o-Xylene	ND	ug/l	1.0	1.0	07/27/05 13:27	MSF	95-47-6		
Toluene-d8 (S)	94	%		1.0	07/27/05 13:27	MSF	2037-26-5		
4-Bromofluorobenzene (S)	91	%		1.0	07/27/05 13:27	MSF	460-00-4		
Dibromofluoromethane (S)	110	%		1.0	07/27/05 13:27	MSF	1868-53-7		
1,2-Dichloroethane-d4 (S)	110	%		1.0	07/27/05 13:27	MSF	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879561 Project Sample Number: 9299011-007 Date Collected: 07/18/05 14:30
Client Sample ID: GW-6 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
GC/MS Volatiles									
GC/MS VOCs by 8260, low level	Method: EPA 8260								
Benzene	ND	ug/l	1.0	1.0	07/27/05 14:20	MSF	71-43-2		
Ethylbenzene	ND	ug/l	1.0	1.0	07/27/05 14:20	MSF	100-41-4		
Methyl-tert-butyl ether	ND	ug/l	1.0	1.0	07/27/05 14:20	MSF	1634-04-4		
Naphthalene	ND	ug/l	1.0	1.0	07/27/05 14:20	MSF	91-20-3		
Toluene	ND	ug/l	1.0	1.0	07/27/05 14:20	MSF	108-88-3		
m&p-Xylene	ND	ug/l	2.0	1.0	07/27/05 14:20	MSF			
o-Xylene	ND	ug/l	1.0	1.0	07/27/05 14:20	MSF	95-47-6		
Toluene-d8 (S)	96	%		1.0	07/27/05 14:20	MSF	2037-26-5		
4-Bromofluorobenzene (S)	94	%		1.0	07/27/05 14:20	MSF	460-00-4		
Dibromofluoromethane (S)	118	%		1.0	07/27/05 14:20	MSF	1868-53-7		
1,2-Dichloroethane-d4 (S)	120	%		1.0	07/27/05 14:20	MSF	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879587 Project Sample Number: 9299011-008 Date Collected: 07/18/05 14:00
Client Sample ID: GW-7 Matrix: Water Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3510 / EPA 8270								
Acenaphthene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	83-32-9		
Acenaphthylene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	208-96-8		
Anthracene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	120-12-7		
Benzo(a)anthracene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	56-55-3		
Benzo(a)pyrene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	207-08-9		
Chrysene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	53-70-3		
Fluoranthene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	206-44-0		
Fluorene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	193-39-5		
Naphthalene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	91-20-3		
Phenanthrene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	85-01-8		
Pyrene	ND	ug/l	10.	1.0	07/27/05 01:44	BET	129-00-0		
Nitrobenzene-d5 (S)	58	%		1.0	07/27/05 01:44	BET	4165-60-0		
2-Fluorobiphenyl (S)	53	%		1.0	07/27/05 01:44	BET	321-60-8		
Terphenyl-d14 (S)	67	%		1.0	07/27/05 01:44	BET	1718-51-0		
Date Extracted	07/25/05				07/25/05				
GC/MS Volatiles									
GC/MS VOCs by 8260, low level	Method: EPA 8260								
Benzene	ND	ug/l	1.0	1.0	07/29/05 07:03	MSF	71-43-2		
Ethylbenzene	ND	ug/l	1.0	1.0	07/29/05 07:03	MSF	100-41-4		
Methyl-tert-butyl ether	ND	ug/l	1.0	1.0	07/29/05 07:03	MSF	1634-04-4		
Naphthalene	ND	ug/l	1.0	1.0	07/29/05 07:03	MSF	91-20-3		
Toluene	ND	ug/l	1.0	1.0	07/29/05 07:03	MSF	108-88-3		
m&p-Xylene	ND	ug/l	2.0	1.0	07/29/05 07:03	MSF			
o-Xylene	ND	ug/l	1.0	1.0	07/29/05 07:03	MSF	95-47-6		
Toluene-d8 (S)	87	%		1.0	07/29/05 07:03	MSF	2037-26-5		
4-Bromofluorobenzene (S)	102	%		1.0	07/29/05 07:03	MSF	460-00-4		
Dibromofluoromethane (S)	125	%		1.0	07/29/05 07:03	MSF	1868-53-7	1	
1,2-Dichloroethane-d4 (S)	115	%		1.0	07/29/05 07:03	MSF	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879629 Project Sample Number: 9299011-009 Date Collected: 07/18/05 13:10
Client Sample ID: S-1 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Wet Chemistry									
Percent Moisture	Method: % Moisture								
Percent Moisture	15.9	%		1.0	07/20/05 10:52	KBM			
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3545 / EPA 8270								
Acenaphthene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	83-32-9		
Acenaphthylene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	208-96-8		
Anthracene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	120-12-7		
Benzo(a)anthracene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	56-55-3		
Benzo(a)pyrene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	207-08-9		
Chrysene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	53-70-3		
Fluoranthene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	206-44-0		
Fluorene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	193-39-5		
Naphthalene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	91-20-3		
Phenanthrene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	85-01-8		
Pyrene	ND	ug/kg	390	1.2	07/27/05 01:36	BET	129-00-0		
Nitrobenzene-d5 (S)	41	%		1.0	07/27/05 01:36	BET	4165-60-0		
2-Fluorobiphenyl (S)	34	%		1.0	07/27/05 01:36	BET	321-60-8		
Terphenyl-d14 (S)	68	%		1.0	07/27/05 01:36	BET	1718-51-0		
Date Extracted	07/21/05				07/21/05				
GC/MS Volatiles									
GC/MS VOCs 5035/8260 low level	Method: EPA 8260								
Benzene	ND	ug/kg	4.3	0.9	07/28/05 06:23	DLK	71-43-2		
Ethylbenzene	ND	ug/kg	4.3	0.9	07/28/05 06:23	DLK	100-41-4		
Methyl-tert-butyl ether	ND	ug/kg	4.3	0.9	07/28/05 06:23	DLK	1634-04-4		
Naphthalene	ND	ug/kg	4.3	0.9	07/28/05 06:23	DLK	91-20-3		
Toluene	ND	ug/kg	4.3	0.9	07/28/05 06:23	DLK	108-88-3		
m&p-Xylene	ND	ug/kg	8.5	0.9	07/28/05 06:23	DLK			
o-Xylene	ND	ug/kg	4.3	0.9	07/28/05 06:23	DLK	95-47-6		
Toluene-d8 (S)	99	%		1.0	07/28/05 06:23	DLK	2037-26-5		
4-Bromofluorobenzene (S)	98	%		1.0	07/28/05 06:23	DLK	460-00-4		
Dibromofluoromethane (S)	94	%		1.0	07/28/05 06:23	DLK	1868-53-7		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879629 Project Sample Number: 9299011-009 Date Collected: 07/18/05 13:10
Client Sample ID: S-1 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
1,2-Dichloroethane-d4 (S)	92	%		1.0	07/28/05 06:23	DLK	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879645 Project Sample Number: 9299011-010 Date Collected: 07/18/05 11:20
Client Sample ID: S-2 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Wet Chemistry									
Percent Moisture	Method: % Moisture								
Percent Moisture	12.2	%		1.0	07/20/05 10:52	KBM			
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3545 / EPA 8270								
Acenaphthene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	83-32-9		
Acenaphthylene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	208-96-8		
Anthracene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	120-12-7		
Benzo(a)anthracene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	56-55-3		
Benzo(a)pyrene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	207-08-9		
Chrysene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	53-70-3		
Fluoranthene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	206-44-0		
Fluorene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	193-39-5		
Naphthalene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	91-20-3		
Phenanthrene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	85-01-8		
Pyrene	ND	ug/kg	380	1.1	07/27/05 10:53	BET	129-00-0		
Nitrobenzene-d5 (S)	23	%		1.0	07/27/05 10:53	BET	4165-60-0		
2-Fluorobiphenyl (S)	37	%		1.0	07/27/05 10:53	BET	321-60-8		
Terphenyl-d14 (S)	85	%		1.0	07/27/05 10:53	BET	1718-51-0		
Date Extracted	07/21/05				07/21/05				
GC/MS Volatiles									
GC/MS VOCs 5035/8260 low level	Method: EPA 8260								
Benzene	ND	ug/kg	4.0	0.8	07/28/05 06:43	DLK	71-43-2		
Ethylbenzene	ND	ug/kg	4.0	0.8	07/28/05 06:43	DLK	100-41-4		
Methyl-tert-butyl ether	ND	ug/kg	4.0	0.8	07/28/05 06:43	DLK	1634-04-4		
Naphthalene	ND	ug/kg	4.0	0.8	07/28/05 06:43	DLK	91-20-3		
Toluene	ND	ug/kg	4.0	0.8	07/28/05 06:43	DLK	108-88-3		
m&p-Xylene	ND	ug/kg	7.9	0.8	07/28/05 06:43	DLK			
o-Xylene	ND	ug/kg	4.0	0.8	07/28/05 06:43	DLK	95-47-6		
Toluene-d8 (S)	97	%		1.0	07/28/05 06:43	DLK	2037-26-5		
4-Bromofluorobenzene (S)	89	%		1.0	07/28/05 06:43	DLK	460-00-4		
Dibromofluoromethane (S)	91	%		1.0	07/28/05 06:43	DLK	1868-53-7		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879645 Project Sample Number: 9299011-010 Date Collected: 07/18/05 11:20
Client Sample ID: S-2 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
1,2-Dichloroethane-d4 (S)	91	%		1.0	07/28/05 06:43	DLK	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879652 Project Sample Number: 9299011-011 Date Collected: 07/18/05 12:30
Client Sample ID: S-3 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Wet Chemistry									
Percent Moisture	Method: % Moisture								
Percent Moisture	12.9	%		1.0	07/20/05 10:53	KBM			
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3545 / EPA 8270								
Acenaphthene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	83-32-9		
Acenaphthylene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	208-96-8		
Anthracene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	120-12-7		
Benzo(a)anthracene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	56-55-3		
Benzo(a)pyrene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	207-08-9		
Chrysene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	53-70-3		
Fluoranthene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	206-44-0		
Fluorene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	193-39-5		
Naphthalene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	91-20-3		
Phenanthrene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	85-01-8		
Pyrene	ND	ug/kg	380	1.1	07/27/05 02:13	BET	129-00-0		
Nitrobenzene-d5 (S)	43	%		1.0	07/27/05 02:13	BET	4165-60-0		
2-Fluorobiphenyl (S)	22	%		1.0	07/27/05 02:13	BET	321-60-8		
Terphenyl-d14 (S)	40	%		1.0	07/27/05 02:13	BET	1718-51-0		
Date Extracted	07/21/05				07/21/05				
GC/MS Volatiles									
GC/MS VOCs 5035/8260 low level	Method: EPA 8260								
Benzene	ND	ug/kg	4.8	1.0	07/28/05 07:03	DLK	71-43-2		
Ethylbenzene	ND	ug/kg	4.8	1.0	07/28/05 07:03	DLK	100-41-4		
Methyl-tert-butyl ether	ND	ug/kg	4.8	1.0	07/28/05 07:03	DLK	1634-04-4		
Naphthalene	ND	ug/kg	4.8	1.0	07/28/05 07:03	DLK	91-20-3		
Toluene	ND	ug/kg	4.8	1.0	07/28/05 07:03	DLK	108-88-3		
m&p-Xylene	ND	ug/kg	9.6	1.0	07/28/05 07:03	DLK			
o-Xylene	ND	ug/kg	4.8	1.0	07/28/05 07:03	DLK	95-47-6		
Toluene-d8 (S)	92	%		1.0	07/28/05 07:03	DLK	2037-26-5		
4-Bromofluorobenzene (S)	76	%		1.0	07/28/05 07:03	DLK	460-00-4		
Dibromofluoromethane (S)	89	%		1.0	07/28/05 07:03	DLK	1868-53-7		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879652 Project Sample Number: 9299011-011 Date Collected: 07/18/05 12:30
Client Sample ID: S-3 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
1,2-Dichloroethane-d4 (S)	90	%		1.0	07/28/05 07:03	DLK	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879660 Project Sample Number: 9299011-012 Date Collected: 07/18/05 11:55
Client Sample ID: S-4 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Metals									
Metals, Trace ICP	Prep/Method: EPA 3050 / EPA 6010								
Arsenic	7.3	mg/kg	0.52	1.0	07/25/05 12:29	ALV	7440-38-2		
Barium	29.	mg/kg	0.52	1.0	07/25/05 12:29	ALV	7440-39-3		
Cadmium	ND	mg/kg	0.10	1.0	07/25/05 12:29	ALV	7440-43-9		
Chromium	14.	mg/kg	0.21	1.0	07/25/05 12:29	ALV	7440-47-3		
Lead	4.3	mg/kg	0.52	1.0	07/25/05 12:29	ALV	7439-92-1		
Selenium	0.68	mg/kg	0.52	1.0	07/25/05 12:29	ALV	7782-49-2		
Silver	ND	mg/kg	0.21	1.0	07/25/05 12:29	ALV	7440-22-4		
Date Digested	07/22/05 06:45				07/22/05 06:45				
Mercury, CVAAS, in Soil	Method: EPA 7471								
Mercury	ND	mg/kg	0.0052	1.0	07/26/05 06:18	ALV	7439-97-6		
Wet Chemistry									
Percent Moisture	Method: % Moisture								
Percent Moisture	11.9	%		1.0	07/20/05 10:53	KBM			
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3545 / EPA 8270								
Acenaphthene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	83-32-9		
Acenaphthylene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	208-96-8		
Anthracene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	120-12-7		
Benzo(a)anthracene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	56-55-3		
Benzo(a)pyrene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	207-08-9		
Chrysene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	53-70-3		
Fluoranthene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	206-44-0		
Fluorene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	193-39-5		
Naphthalene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	91-20-3		
Phenanthrene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	85-01-8		
Pyrene	ND	ug/kg	370	1.1	07/27/05 02:50	BET	129-00-0		
Nitrobenzene-d5 (S)	60	%		1.0	07/27/05 02:50	BET	4165-60-0		
2-Fluorobiphenyl (S)	48	%		1.0	07/27/05 02:50	BET	321-60-8		
Terphenyl-d14 (S)	70	%		1.0	07/27/05 02:50	BET	1718-51-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879660 Project Sample Number: 9299011-012 Date Collected: 07/18/05 11:55
Client Sample ID: S-4 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Date Extracted	07/21/05				07/21/05				
GC/MS Volatiles									
GC/MS VOCs 5035/8260 low level	Method: EPA 8260								
Benzene	17.	ug/kg	4.9	1.0	07/28/05 07:23	DLK	71-43-2		
Ethylbenzene	4.9	ug/kg	4.9	1.0	07/28/05 07:23	DLK	100-41-4		
Methyl-tert-butyl ether	ND	ug/kg	4.9	1.0	07/28/05 07:23	DLK	1634-04-4		
Naphthalene	ND	ug/kg	4.9	1.0	07/28/05 07:23	DLK	91-20-3		
Toluene	8.9	ug/kg	4.9	1.0	07/28/05 07:23	DLK	108-88-3		
m&p-Xylene	ND	ug/kg	9.9	1.0	07/28/05 07:23	DLK			
o-Xylene	ND	ug/kg	4.9	1.0	07/28/05 07:23	DLK	95-47-6		
Toluene-d8 (S)	94	%		1.0	07/28/05 07:23	DLK	2037-26-5		
4-Bromofluorobenzene (S)	86	%		1.0	07/28/05 07:23	DLK	460-00-4		
Dibromofluoromethane (S)	101	%		1.0	07/28/05 07:23	DLK	1868-53-7		
1,2-Dichloroethane-d4 (S)	97	%		1.0	07/28/05 07:23	DLK	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879686 Project Sample Number: 9299011-013 Date Collected: 07/18/05 13:50
Client Sample ID: S-5 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Metals									
Metals, Trace ICP	Prep/Method: EPA 3050 / EPA 6010								
Arsenic	0.92	mg/kg	0.53	1.1	07/25/05 12:33	ALV	7440-38-2		
Barium	7.9	mg/kg	0.53	1.1	07/25/05 12:33	ALV	7440-39-3		
Cadmium	ND	mg/kg	0.11	1.1	07/25/05 12:33	ALV	7440-43-9		
Chromium	4.7	mg/kg	0.21	1.1	07/25/05 12:33	ALV	7440-47-3		
Lead	5.6	mg/kg	0.53	1.1	07/25/05 12:33	ALV	7439-92-1		
Selenium	ND	mg/kg	0.53	1.1	07/25/05 12:33	ALV	7782-49-2		
Silver	ND	mg/kg	0.21	1.1	07/25/05 12:33	ALV	7440-22-4		
Date Digested	07/22/05 06:45				07/22/05 06:45				
Mercury, CVAAS, in Soil	Method: EPA 7471								
Mercury	0.019	mg/kg	0.0053	1.1	07/26/05 06:18	ALV	7439-97-6		
Wet Chemistry									
Percent Moisture	Method: % Moisture								
Percent Moisture	5.2	%		1.0	07/20/05 10:53	KBM			
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3545 / EPA 8270								
Acenaphthene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	83-32-9		
Acenaphthylene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	208-96-8		
Anthracene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	120-12-7		
Benzo(a)anthracene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	56-55-3		
Benzo(a)pyrene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	207-08-9		
Chrysene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	53-70-3		
Fluoranthene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	206-44-0		
Fluorene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	193-39-5		
Naphthalene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	91-20-3		
Phenanthrene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	85-01-8		
Pyrene	ND	ug/kg	350	1.1	07/27/05 10:15	BET	129-00-0		
Nitrobenzene-d5 (S)	33	%		1.0	07/27/05 10:15	BET	4165-60-0		
2-Fluorobiphenyl (S)	21	%		1.0	07/27/05 10:15	BET	321-60-8		
Terphenyl-d14 (S)	18	%		1.0	07/27/05 10:15	BET	1718-51-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879686 Project Sample Number: 9299011-013 Date Collected: 07/18/05 13:50
Client Sample ID: S-5 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Date Extracted	07/21/05				07/21/05				
GC/MS Volatiles									
GC/MS VOCs 5035/8260 low level	Method: EPA 8260								
Benzene	ND	ug/kg	5.3	1.1	07/28/05 23:00	DLK	71-43-2		
Ethylbenzene	ND	ug/kg	5.3	1.1	07/28/05 23:00	DLK	100-41-4		
Methyl-tert-butyl ether	ND	ug/kg	5.3	1.1	07/28/05 23:00	DLK	1634-04-4		
Naphthalene	ND	ug/kg	5.3	1.1	07/28/05 23:00	DLK	91-20-3		
Toluene	ND	ug/kg	5.3	1.1	07/28/05 23:00	DLK	108-88-3		
m&p-Xylene	ND	ug/kg	11.	1.1	07/28/05 23:00	DLK			
o-Xylene	ND	ug/kg	5.3	1.1	07/28/05 23:00	DLK	95-47-6		
Toluene-d8 (S)	90	%		1.0	07/28/05 23:00	DLK	2037-26-5		
4-Bromofluorobenzene (S)	77	%		1.0	07/28/05 23:00	DLK	460-00-4		
Dibromofluoromethane (S)	108	%		1.0	07/28/05 23:00	DLK	1868-53-7		
1,2-Dichloroethane-d4 (S)	108	%		1.0	07/28/05 23:00	DLK	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879694 Project Sample Number: 9299011-014 Date Collected: 07/18/05 14:40
Client Sample ID: S-6 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Wet Chemistry									
Percent Moisture	Method: % Moisture								
Percent Moisture	11.0	%		1.0	07/20/05 10:54	KBM			
GC/MS Volatiles									
GC/MS VOCs 5035/8260 low level	Method: EPA 8260								
Benzene	ND	ug/kg	5.9	1.2	07/28/05 08:03	DLK	71-43-2		
Ethylbenzene	ND	ug/kg	5.9	1.2	07/28/05 08:03	DLK	100-41-4		
Methyl-tert-butyl ether	ND	ug/kg	5.9	1.2	07/28/05 08:03	DLK	1634-04-4		
Naphthalene	ND	ug/kg	5.9	1.2	07/28/05 08:03	DLK	91-20-3		
Toluene	ND	ug/kg	5.9	1.2	07/28/05 08:03	DLK	108-88-3		
m&p-Xylene	ND	ug/kg	12.	1.2	07/28/05 08:03	DLK			
o-Xylene	ND	ug/kg	5.9	1.2	07/28/05 08:03	DLK	95-47-6		
Toluene-d8 (S)	96	%		1.0	07/28/05 08:03	DLK	2037-26-5		
4-Bromofluorobenzene (S)	96	%		1.0	07/28/05 08:03	DLK	460-00-4		
Dibromofluoromethane (S)	94	%		1.0	07/28/05 08:03	DLK	1868-53-7		
1,2-Dichloroethane-d4 (S)	100	%		1.0	07/28/05 08:03	DLK	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879702 Project Sample Number: 9299011-015 Date Collected: 07/18/05 14:10
Client Sample ID: S-7 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
Wet Chemistry									
Percent Moisture	Method: % Moisture								
Percent Moisture	9.3	%		1.0	07/20/05 10:54	KBM			
GC/MS Semivolatiles									
Semivolatile Organics	Prep/Method: EPA 3545 / EPA 8270								
Acenaphthene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	83-32-9		
Acenaphthylene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	208-96-8		
Anthracene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	120-12-7		
Benzo(a)anthracene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	56-55-3		
Benzo(a)pyrene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	50-32-8		
Benzo(b)fluoranthene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	205-99-2		
Benzo(g,h,i)perylene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	191-24-2		
Benzo(k)fluoranthene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	207-08-9		
Chrysene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	218-01-9		
Dibenz(a,h)anthracene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	53-70-3		
Fluoranthene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	206-44-0		
Fluorene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	86-73-7		
Indeno(1,2,3-cd)pyrene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	193-39-5		
Naphthalene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	91-20-3		
Phenanthrene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	85-01-8		
Pyrene	ND	ug/kg	360	1.1	07/27/05 03:27	BET	129-00-0		
Nitrobenzene-d5 (S)	30	%		1.0	07/27/05 03:27	BET	4165-60-0		
2-Fluorobiphenyl (S)	30	%		1.0	07/27/05 03:27	BET	321-60-8		
Terphenyl-d14 (S)	64	%		1.0	07/27/05 03:27	BET	1718-51-0		
Date Extracted	07/21/05				07/21/05				
GC/MS Volatiles									
GC/MS VOCs 5035/8260 low level	Method: EPA 8260								
Benzene	ND	ug/kg	6.0	1.2	07/28/05 08:23	DLK	71-43-2		
Ethylbenzene	ND	ug/kg	6.0	1.2	07/28/05 08:23	DLK	100-41-4		
Methyl-tert-butyl ether	ND	ug/kg	6.0	1.2	07/28/05 08:23	DLK	1634-04-4		
Naphthalene	ND	ug/kg	6.0	1.2	07/28/05 08:23	DLK	91-20-3		
Toluene	ND	ug/kg	6.0	1.2	07/28/05 08:23	DLK	108-88-3		
m&p-Xylene	ND	ug/kg	12.	1.2	07/28/05 08:23	DLK			
o-Xylene	ND	ug/kg	6.0	1.2	07/28/05 08:23	DLK	95-47-6		
Toluene-d8 (S)	86	%		1.0	07/28/05 08:23	DLK	2037-26-5		
4-Bromofluorobenzene (S)	62	%		1.0	07/28/05 08:23	DLK	460-00-4	2	
Dibromofluoromethane (S)	102	%		1.0	07/28/05 08:23	DLK	1868-53-7		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

Lab Sample No: 925879702 Project Sample Number: 9299011-015 Date Collected: 07/18/05 14:10
Client Sample ID: S-7 Matrix: Soil Date Received: 07/19/05 09:30

Parameters	Results	Units	Report Limit	DF	Analyzed	By	CAS No.	Qual	RegLmt
1,2-Dichloroethane-d4 (S)	94	%		1.0	07/28/05 08:23	DLK	17060-07-0		

Pace Analytical™
www.pacelabs.com

Pace Analytical Services, Inc.
9800 Kincey Avenue, Suite 100
Huntersville, NC 28078
Phone: 704.875.9092
Fax: 704.875.9091

Pace Analytical Services, Inc.
2225 Riverside Drive
Asheville, NC 28804
Phone: 828.254.7176
Fax: 828.252.4618

Lab Project Number: 9299011
Client Project ID: Port Royal Port Phase II

PARAMETER FOOTNOTES

Dilution factor shown represents the factor applied to the reported result and reporting limit due to changes in sample preparation, dilution of the extract, or moisture content

Method 9071B modified to use ASE.

All pH, Free Chlorine, Total Chlorine and Ferrous Iron analyses conducted outside of EPA recommended immediate hold time.

Depending on the moisture content the PRLs can be elevated for all soil samples reported on a dry weight basis.

2-Chloroethyl vinyl ether has been shown to degrade in the presence of acid.

ND	Not detected at or above adjusted reporting limit
NC	Not Calculable
J	Estimated concentration above the adjusted method detection limit and below the adjusted reporting limit
MDL	Adjusted Method Detection Limit
(S)	Surrogate
[1]	The surrogate recovery was above the QC recovery limit. The sample was not re-extracted since no target analytes were detected in the sample.
[2]	Low surrogate recovery was confirmed as a matrix effect by a second analysis.

TestAmerica

NATIONAL TESTING CORPORATION

NOH0786

08/12/05 17:00

To assist us in using the proper analytical methods, is this work being conducted for regulatory purposes?
Compliance Monitoring: _____

Client Name: S+ME | Client #: 2420
Address: 620 Wando Park Blvd
City/State/Zip Code: Mt. Pleasant, SC 29464
Project Manager: Jill Bishop
Telephone Number: 843-884-0005 | Fax: 843-884-1686
Sampler Name: (Print Name) Eugene Simmons
Sampler Signature:

Project Name: Port Royal Port Facility
Project #: 1134.09.559
Site/Location ID: | State: SC
Report To:
Invoice To:
Quote #: | PO#: 23809

TAT: ☐ Standard ☒ Rush (surcharges may apply)
Date Needed: 24 Hrs
Fax Results: (Y) N

QC Deliverables: ☐ None ☐ Level 2 (Batch QC) ☐ Level 3 ☐ Level 4 ☐ Other:

SAMPLE ID	Date Sampled	Time Sampled	G = Grab, C = Composite	Field Filtered	Matrix (SL - Sludge, DW - Drinking Water, GW - Groundwater, S - Soil/Solid, WW - Wastewater, Specify Other)	Preservation & # of Containers: HNO_3	HCl	NaOH	H_2SO_4	Methanol	None	Other (Specify)	Analyze For: BTEX, MTBE, Naph, Anthr 8260B	1,4-DE 8270C	8 Leads 8270C	BTEX, Naph, Anthr, 1,4-DE, Methane, Ethane, Ethene 8260B	QC Deliverables	REMARKS
S-6	8/10/05	845	G		S					1	2	2		X	X	X		
S-6	8/10/05	900	G		GW	1				1			X	X	X			

Special Instructions:

LABORATORY COMMENTS:
Init Lab Temp:
Rec Lab Temp: 1.2

	Date	Time		Date	Time
Relinquished By:	8/10/05	1405	Received By:	8/10/05	1445
Relinquished By:	8/10/05	1730	Received By:		
Relinquished By:			Received By:	8/11/05	740

Custody Seals: Y N N/A
Bottles Supplied by Test America: Y N
Method of Shipment: 8533 5645 3733 FedEx To TA-Nashville

TestAmerica
ANALYTICAL TESTING CORPORATION
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

August 17, 2005

Client: S&ME, Inc. (2420)
620 Wando Park Blvd.
Mt. Pleasant, SC 29464
Attn: Jill Bishop

Work Order: NOH0786
Project Name: Port Royal Port Facility
Project Nbr: 1134.05.559
Date Received: 08/11/05

SAMPLE IDENTIFICATION	LAB NUMBER	COLLECTION DATE AND TIME
S-6	NOH0786-01	08/10/05 08:45
S-6	NOH0786-02	08/10/05 09:00

An executed copy of the chain of custody, the project quality control data, and the sample receipt form are also included as an addendum to this report. If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-800-765-0980. Any opinions, if expressed, are outside the scope of the Laboratory's accredidation.

These results relate only to the items tested. This report shall not be reproduced except in full and with permission of the laboratory.

Report Approved By:

Roxanne L. Connor

Roxanne Connor For Jennifer Huckaba
Project Manager

TestAmerica
ANALYTICAL TESTING CORPORATION
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

Client	S&ME, Inc. (2420)	Work Order:	NOH0786
	620 Wando Park Blvd.	Project Name:	Port Royal Port Facility
	Mt. Pleasant, SC 29464	Project Number:	1134.05.559
Attn	Jill Bishop	Received:	08/11/05 07:50

ANALYTICAL REPORT

Analyte	Result	Flag	Units	MRL	Dilution Factor	Analysis Date/Time	Method	Analyst	Batch
Sample ID: NOH0786-01 (S-6 - Soil) Sampled: 08/10/05 08:45									
Total Metals by EPA Method 6010B									
Arsenic	**1.72**		mg/kg	1.00	1	08/11/05 22:36	SW846 6010B	KMA	5080844
Barium	**18.0**		mg/kg	2.00	1	08/11/05 22:36	SW846 6010B	KMA	5080844
Cadmium	ND		mg/kg	1.00	1	08/11/05 22:36	SW846 6010B	KMA	5080844
Chromium	**11.2**		mg/kg	1.00	1	08/11/05 22:36	SW846 6010B	KMA	5080844
Lead	**6.96**		mg/kg	1.00	1	08/11/05 22:36	SW846 6010B	KMA	5080844
Selenium	ND		mg/kg	2.00	1	08/11/05 22:36	SW846 6010B	KMA	5080844
Silver	ND		mg/kg	1.00	1	08/11/05 22:36	SW846 6010B	KMA	5080844
Mercury by EPA Methods 7470A/7471A									
Mercury	ND		mg/kg	0.100	1	08/11/05 15:35	SW846 7471A	JAH	5080865
Selected Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND		mg/kg	0.00242	1	08/12/05 12:37	SW846 8260B	JEB	5081013
Ethylbenzene	ND	RL1	mg/kg	0.121	50	08/12/05 14:00	SW846 8260B	JEB	5081013
Naphthalene	ND	RL1	mg/kg	0.303	50	08/12/05 14:00	SW846 8260B	JEB	5081013
Toluene	ND	RL1	mg/kg	0.121	50	08/12/05 14:00	SW846 8260B	JEB	5081013
[illegible]s, total	ND	RL1	mg/kg	0.121	50	08/12/05 14:00	SW846 8260B	JEB	5081013
Surrogate: 1,2-Dichloroethane-d4 (72-125%)	*117 %*								
Surrogate: 1,2-Dichloroethane-d4 (72-125%)	*100 %*								
Surrogate: Dibromofluoromethane (73-124%)	*110 %*								
Surrogate: Dibromofluoromethane (73-124%)	*100 %*								
Surrogate: Toluene-d8 (80-124%)	*107 %*								
Surrogate: 4-Bromofluorobenzene (25-185%)	*112 %*								
Semivolatile Organic Compounds by EPA Method 8270C									
Acenaphthene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Acenaphthylene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Anthracene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Benzo (a) anthracene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Benzo (a) pyrene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Benzo (b) fluoranthene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Benzo (g,h,i) perylene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Benzo (k) fluoranthene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Chrysene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Dibenz (a,h) anthracene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Fluoranthene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Fluorene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Indeno (1,2,3-cd) pyrene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Naphthalene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Phenanthrene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Pyrene	ND		mg/kg	6.67	2	08/13/05 18:08	SW846 8270C	JLS	5080742
Surrogate: Nitrobenzene-d5 (10-153%)	*128 %*								
Surrogate: 2-Fluorobiphenyl (35-106%)	*101 %*								
Surrogate: Terphenyl-d14 (41-117%)	*111 %*								

TestAmerica
ANALYTICAL TESTING CORPORATION
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

Client	S&ME, Inc. (2420)	Work Order:	NOH0786
	620 Wando Park Blvd.	Project Name:	Port Royal Port Facility
	Mt. Pleasant, SC 29464	Project Number:	1134.05.559
Attn	Jill Bishop	Received:	08/11/05 07:50

ANALYTICAL REPORT

Analyte	Result	Flag	Units	MRL	Dilution Factor	Analysis Date/Time	Method	Analyst	Batch
Sample ID: NOH0786-02 (S-6 - Water) Sampled: 08/10/05 09:00									
Total Metals by EPA Method 6010B									
Arsenic	**48.5**		ug/L	10.0	1	08/11/05 22:55	SW846 6010B	KMA	5080862
Barium	**3270**		ug/L	10.0	1	08/11/05 22:55	SW846 6010B	KMA	5080862
Cadmium	ND		ug/L	1.00	1	08/11/05 22:55	SW846 6010B	KMA	5080862
Chromium	**727**		ug/L	5.00	1	08/11/05 22:55	SW846 6010B	KMA	5080862
Lead	**132**		ug/L	5.00	1	08/11/05 22:55	SW846 6010B	KMA	5080862
Selenium	**22.7**		ug/L	10.0	1	08/11/05 22:55	SW846 6010B	KMA	5080862
Silver	ND		ug/L	5.00	1	08/11/05 22:55	SW846 6010B	KMA	5080862
Mercury by EPA Methods 7470A/7471A									
Mercury	**3.19**		ug/L	0.200	1	08/11/05 16:28	SW846 7470A	JAH	5080858
Selected Volatile Organic Compounds by EPA Method 8260B									
Benzene	ND		ug/L	1.00	1	08/12/05 15:31	SW846 8260B	HP2	5081017
Ethylbenzene	ND		ug/L	1.00	1	08/12/05 15:31	SW846 8260B	HP2	5081017
Methyl tert-Butyl Ether	ND		ug/L	1.00	1	08/12/05 15:31	SW846 8260B	HP2	5081017
Naphthalene	ND		ug/L	5.00	1	08/12/05 15:31	SW846 8260B	HP2	5081017
Toluene	ND		ug/L	1.00	1	08/12/05 15:31	SW846 8260B	HP2	5081017
Xylenes, total	ND		ug/L	3.00	1	08/12/05 15:31	SW846 8260B	HP2	5081017
Surrogate: 1,2-Dichloroethane-d4 (73-127%)	*112 %*								
Surrogate: Dibromofluoromethane (75-134%)	*101 %*								
Surrogate: Toluene-d8 (79-113%)	*94 %*								
Surrogate: 4-Bromofluorobenzene (79-125%)	*96 %*								
Semivolatile Organic Compounds by EPA Method 8270C									
Acenaphthene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Acenaphthylene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Anthracene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Benzo (a) anthracene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Benzo (a) pyrene	ND	L, S10	ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Benzo (b) fluoranthene	ND	L, S10	ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Benzo (g,h,i) perylene	ND	L, S10	ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Benzo (k) fluoranthene	ND	L, S10	ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Chrysene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Dibenz (a,h) anthracene	ND	L, S10	ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Fluoranthene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Fluorene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Indeno (1,2,3-cd) pyrene	ND	L, S10	ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Naphthalene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Phenanthrene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Pyrene	ND		ug/L	10.0	1	08/11/05 20:00	SW846 8270C	MES	5080758
Surrogate: Nitrobenzene-d5 (31-112%)	*91 %*								
Surrogate: 2-Fluorobiphenyl (33-101%)	*70 %*								
Surrogate: Terphenyl-d14 (31-111%)	*78 %*								

TestAmerica
ANALYTICAL TESTING CORPORATION
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

Client S&ME, Inc. (2420)
620 Wando Park Blvd.
Mt. Pleasant, SC 29464
Attn Jill Bishop

Work Order: NOH0786
Project Name: Port Royal Port Facility
Project Number: 1134.05.559
Received: 08/11/05 07:50

SAMPLE EXTRACTION DATA

Parameter	Batch	Lab Number	Wt/Vol Extracted	Extracted Vol	Date	Analyst	Extraction Method
Mercury by EPA Methods 7470A/7471A							
SW846 7470A	5080858	NOH0786-02	30.00	30.00	08/11/05 13:26	JAH	EPA 7470
SW846 7471A	5080865	NOH0786-01	0.61	100.00	08/11/05 13:44	JAH	EPA 7471
Selected Volatile Organic Compounds by EPA Method 8260B							
SW846 8260B	5081013	NOH0786-01	4.13	5.00	08/10/05 08:45	NKN	EPA 5035
SW846 8260B	5081013	NOH0786-01RE1	4.13	5.00	08/10/05 08:45	NKN	EPA 5035
Semivolatile Organic Compounds by EPA Method 8270C							
SW846 8270C	5080742	NOH0786-01	29.97	10.00	08/11/05 14:20	BES	EPA 3550B
SW846 8270C	5080758	NOH0786-02	1000.00	1.00	08/10/05 20:25	JWD	EPA 3510C
Total Metals by EPA Method 6010B							
SW846 6010B	5080862	NOH0786-02	50.00	50.00	08/11/05 13:30	KKK	EPA 3010A
SW846 6010B	5080862	NOH0786-02	50.00	50.00	08/11/05 13:30	KKK	EPA 3010A
SW846 6010B	5080862	NOH0786-02	50.00	50.00	08/11/05 13:30	KKK	EPA 3010A
SW846 6010B	5080862	NOH0786-02	50.00	50.00	08/11/05 13:30	KKK	EPA 3010A
SW846 6010B	5080862	NOH0786-02	50.00	50.00	08/11/05 13:30	KKK	EPA 3010A
SW846 6010B	5080862	NOH0786-02	50.00	50.00	08/11/05 13:30	KKK	EPA 3010A
SW846 6010B	5080862	NOH0786-02	50.00	50.00	08/11/05 13:30	KKK	EPA 3010A

APPENDIX III

Correspondence from the Department of Natural Resources

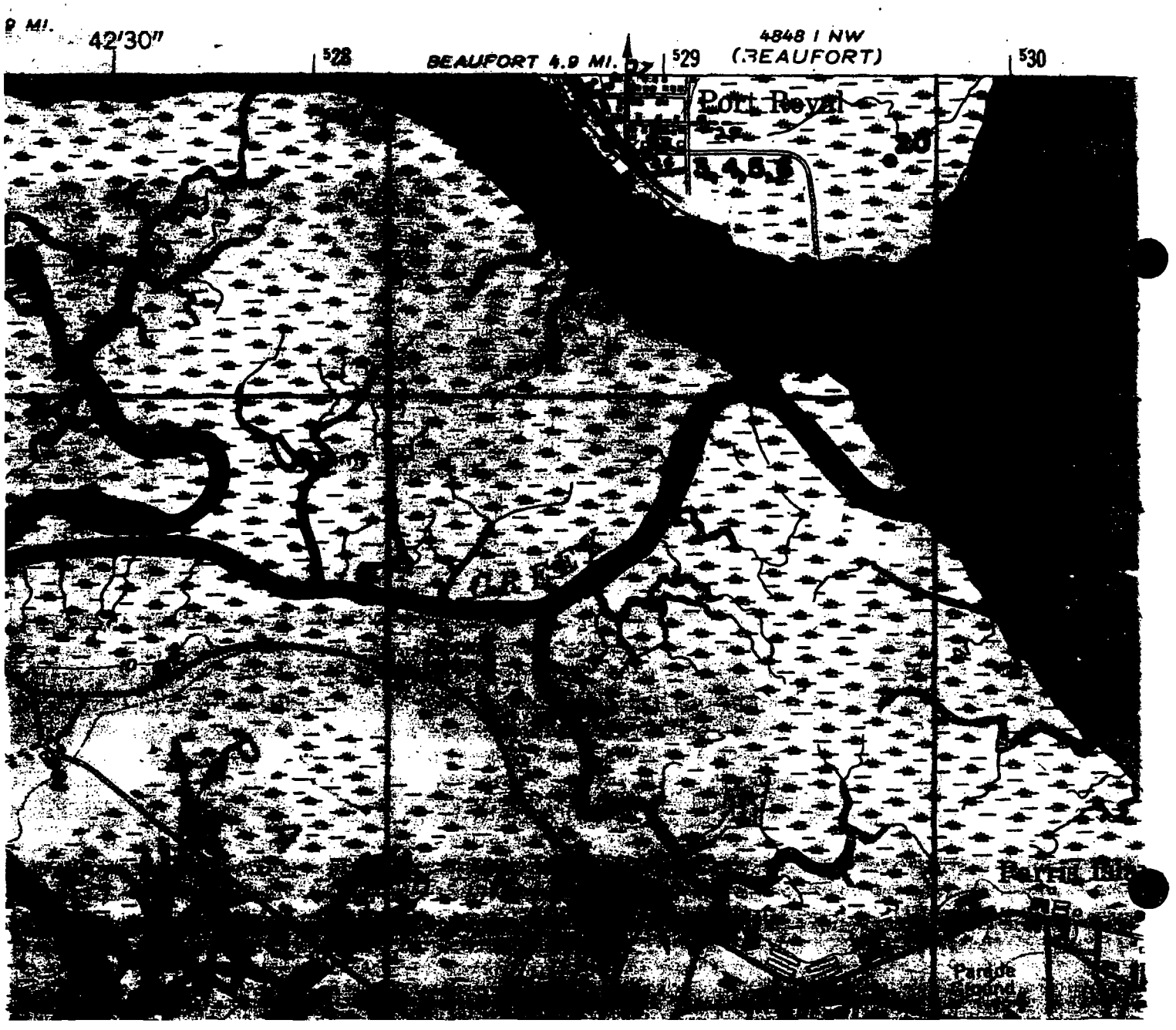
From: "Brenda Hockensmith" <HockensmithB@dnr.sc.gov>
To: "Jill Bishop" <JBishop@smeinc.com>
Date: 8/3/2005 11:23:22 AM

Jill,
The two wells in question at the Port Royal Terminal appear to be wells BFT-1969 and BFT-1977. They are only two of many wells that were installed in the vicinity for the South Carolina Water Resources Commission during 1990 and 1991. I spoke with Camille Ransom (DHEC) regarding these wells. Both DHEC and DNR-LWC use these wells for potentiometric observations intermittently, Water quality data, if available, would probably include chlorides only.

I am sending two maps via mail locating wells near your site. We will continue to have an interest in monitoring water levels from wells in the area. Should you have any questions, please feel free to contact me.

Sincerely,
Brenda L. Hockensmith, P.G.
Senior Hydrologist
S.C. Dept of Natural Resources
Land, Water & Conservation Division
843-953-9334
Fax: 843-953-9333

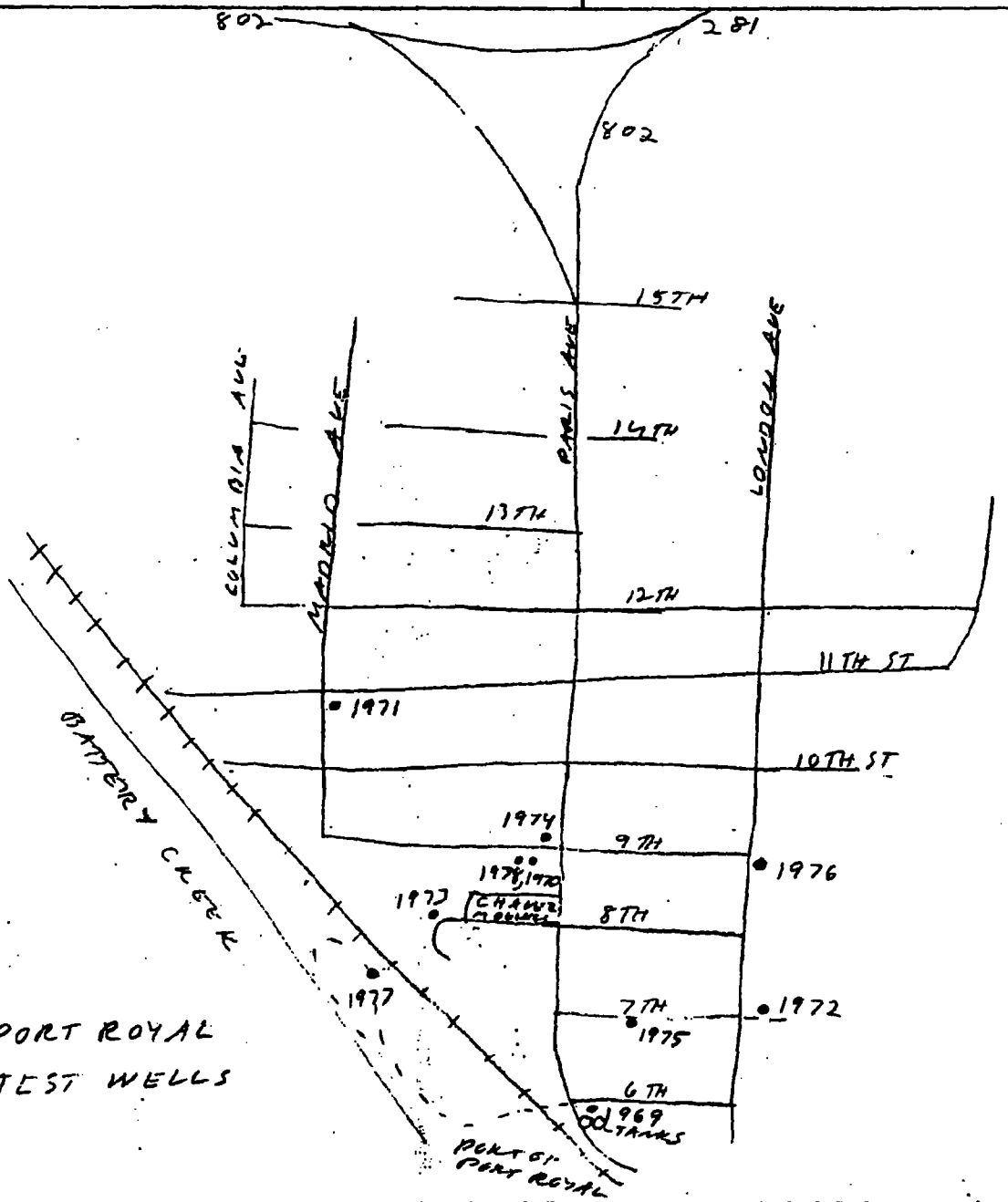
CC: "Camille Ransom" <ransomc@dhec.sc.gov>


9 MI.
42'30"
528
BEAUFORT 4.9 MI.
529
4848 I NW
(BEAUFORT)
530
Port Royal
20
Parris Island

SOUTH CAROLINA WATER RESOURCES COMMISSION

WELL-LOCATION MAP

SCWRC Number: 27II-l 26-34 | County Number: BFT 1969-1978



By: CONSTANCE GAWNS | Date: 8/2/91

LEDGEND

Paved\Unpaved: ——\——
Four-Lane: ==========
Fence: —x—x—x
Well: o
Bridge:] [
Distance in feet(ft) or miles(mi).
North at top or use arrow.

REMARKS

1978 (SHALLOW) AND 1970 IN FENCED YARD OF S.C. WILDLIFE RESOURCES OFFICE - GET KEY FROM OFFICE

S&ME

October 11, 2005

Wood & Partners, Inc.
PO Box 23949
Hilton Head, South Carolina 29925

ATTENTION: Mr. Todd Theodore

Reference: **Follow-Up Phase II Environmental Site Assessment Report**
Port Royal Port Facility
Port Royal, South Carolina
S&ME Inc. Project No. 1134-05-559

Dear Mr. Theodore:

S&ME, Inc. (S&ME) is pleased to provide this follow-up Phase II environmental site assessment (ESA) report. Work was performed at the site in accordance with S&ME Proposal No. 34-05-162, dated September 14, 2005. This report details the work performed and the analytical results of samples collected at the site.

We appreciate the opportunity to provide this report to Wood and Partners, Inc. If you have any questions concerning the information provided, please contact us at (843) 884-0005.

Sincerely,

S&ME, Inc.

Jill A. Bishop, CHMM
Environmental Scientist

Chuck Black, P.E.
Senior Environmental Engineer

cc: Mr. John Wright – SCDHEC

S&ME, Inc.
620 Wando Park Boulevard
Mt. Pleasant, South Carolina 29464

(843) 884-0005
(843) 881-6149 fax
www.smeinc.com

Follow-Up Phase II Environmental Site Assessment Report

South Carolina Ports Authority Port Royal Facility

Port Royal, South Carolina
S&ME Project No. 1135-05-559

Prepared For:

Wood + Partners, Inc.
P.O. Box 23949
Hilton Head, South Carolina 29925

Prepared By:

620 Wando Park Boulevard
Mount Pleasant, South Carolina
(843) 884-0005

October 11, 2005

Table of Contents

Page

1.0 Introduction and Background 1

2.0 Assessment Activities 1

2.1 Preliminary Site Work Requirements 1

2.2 Groundwater Assessment Activity 2

3.0 Assessment Conclusions and Recommendations 2

List of Tables

1. **Summary of Temporary Well Groundwater Analytical Results**

List of Figures

1. **Site Topographic Map**
2. **Site Assessment Map**

Appendices

I **Boring Logs**

II **Laboratory Analytical Results**

1.0 Introduction and Background

The subject property is located on the southwestern portion of Port Royal, in Beaufort County, South Carolina. The subject property is comprised of multiple parcels of land. Based on the conclusions of the Phase I ESA submitted by S&ME on April 27, 2005, a preliminary Phase II ESA was conducted. Based on the preliminary Phase II ESA results, the SCDHEC has requested that additional sampling be conducted in the areas of GW-5 (the location of the used oil AST located northwest of the retail facility on the Seafood Processing Facility) and GW-6 (the location of the used oil AST located north-northeast of Building 630 on the Seafood Processing Facility).

2.0 Assessment Activities

2.1 Preliminary Site Work Requirements

A temporary well permit was obtained from the South Carolina Department of Health and Environmental Control (SCDHEC). The construction and abandonment of temporary wells are regulated activities under the South Carolina Well Standards (R.61-71) and must be performed by a Certified Well Driller. As such, permits are required from the SCDHEC for the performance of the temporary well activities.

S&ME contracted an SCDHEC-certified analytical laboratory and ordered the appropriate sample glassware and chain-of-custody forms for use in the field. S&ME utilized the analytical services of Test America, Inc. located in Nashville, Tennessee (SCDHEC certification no. 84009).

S&ME prepared a site specific health and safety plan (HASP) to assure the safe execution of the planned site work. The HASP was developed in accordance with 29 CFR 1910.120 and designed to protect on-site workers directly involved with assessment activities (i.e., handling potentially contaminated sample media).

2.2 Groundwater Assessment Activity

On September 28, 2005, S&ME was on site to conduct the site assessment activities. A senior environmental technician was provided to complete two (2) temporary monitoring wells on the Seafood Processing Facility property. S&ME installed the temporary wells (GW-1 and GW-2) using a hand auger. Both temporary wells (GW-1 and GW-2) were constructed and abandoned in compliance with South Carolina Well Regulations and Standards (R. 61-71) and a South Carolina Certified Well Driller (Certification No. 1723) performed all well drilling activity.

At that depth, an approximate 10-foot section of 2-inch diameter, PVC well screen (0.01-inch slot) to bracket the water table and PVC well casing was installed to convert the soil boring to a groundwater monitoring well. The groundwater samples (GW-1 and GW-2) were collected with a peristaltic pump and associated tubing slowly pumped into laboratory-supplied containers and immediately placed on ice in a laboratory-supplied cooler. Following the collection of the groundwater sample, the temporary wells (GW-1 and GW-2) were properly abandoned

The groundwater samples collected from the temporary wells were analyzed for the following potential chemicals of concern (CoC): Filtered 8 RCRA Metals by EPA Method 6010B/7470A.

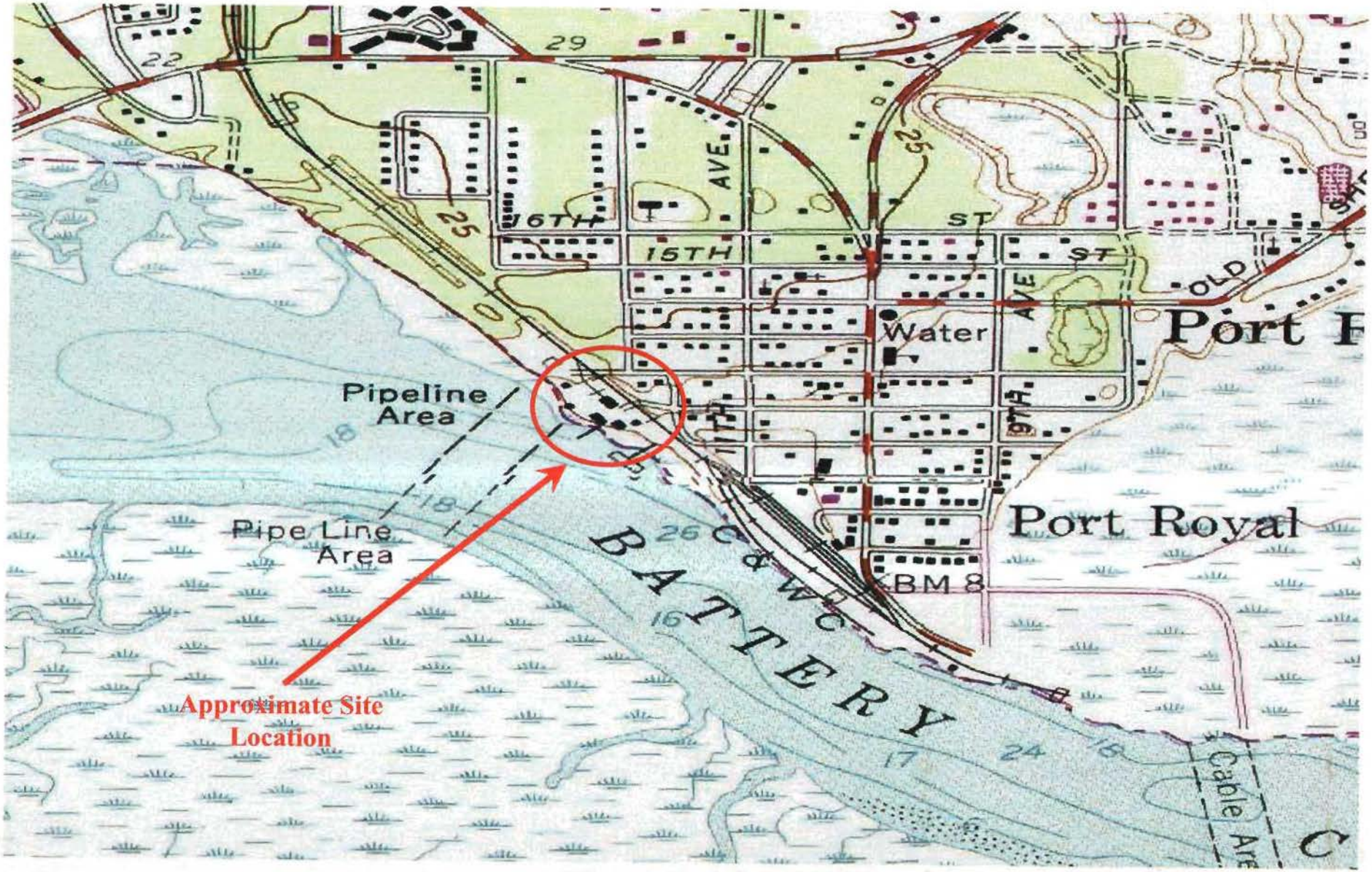
Concentrations of barium were detected in the groundwater samples collected from both sample locations GW-1 and GW-2. The temporary well locations are depicted in Figure 2. The laboratory analytical data for the groundwater samples collected at the site are found in Appendix II and summarized in Table 1.

3.0 Assessment Conclusions and Recommendations

Results from the temporary well analyses revealed that no concentrations of metals were detected at concentrations greater than the EPA Maximum Contaminant Levels (MCLs). Table 1 provides a summary of the temporary well analytical data.

Based on the collected data, groundwater in the past sampled locations at the subject property does not appear to be impacted above EPA MCLs from the activities conducted at the subject property. S&ME feels no further assessment activities are warranted for this site. Per the temporary well permit provisions, this report will be copied to the SCDHEC for review.

Figures



Site Topographic Map

South Carolina Ports Authority Seafood Processing Facility
Port Royal, South Carolina
S&ME Job #1134-05-559

Figure 1
Topographic Map
Beaufort and Parris Island, SC
Quadrangle

Site Map

South Carolina Ports Authority Seafood Processing Facility
Port Royal, South Carolina
S&ME Job #1134-05-559

Figure 2

Tables

Table 1
Summary of Temporary Well Groundwater Analtyical Results
Port Royal Port Facility
Port Royal, South Carolina
S&ME Project No. 1131-05-559

Selected Parameter (ug/L)[1]		GW-1	GW-2
		09/28/05	09/28/05
Metals	*MCL* [2]	*By EPA Method 6010B/7470*	
Arsenic	50	<10.0	<10.0
Barium	2,000	37.5	15.3
Cadmium	5	<1.00	<1.00
Chromium	100	<5.00	<5.00
Lead	15	<5.00	<5.00
Mercury	2	<0.200	<0.200
Selenium	50	<10.0	<10.0
Silver	NL[3]	<5.00	<5.00

NOTES:
(1) Micrograms per liter.
(2) EPA Maximum Contaminant Level.
(3) Not Listed.

APPENDIX I

Temporary Well Construction and Abandonment Records

Water Well Record
Bureau of Water
2600 Bull Street, Columbia, SC 29201-1708; (803) 898-4300

DHEC — PROMOTE PROTECT PROSPER

1. WELL OWNER INFORMATION:
Name: S.C. State Ports Authority (last) (first)
Address: 601 Paris Ave
City: Port Royal State: S.C. Zip: 29935-2431
Telephone: Work: 843-524-9311 Home:

2. LOCATION OF WELL: COUNTY: Beaufort
Name: Port Royal Seafood
Street Address: 1111 11th St.
City: Port Royal SC Zip: 29935
Latitude: 32-22-36 Longitude: 080-41-48

3. PUBLIC SYSTEM NAME: PUBLIC SYSTEM NUMBER: GW-1

4. ABANDONMENT: ☑ Yes ☐ No
Grouted Depth: from 12 ft. to Surface ft.

Formation Description	*Thickness of Stratum	Depth to Bottom of Stratum
Asphalt	.25'	.25'
Lt. Tan Sand	1.25'	1.5'
Dark Brown Silty Sand	1	2.5
Med. Dk. Brown Compacted Sand	2	4.5
Tan Sand	7.5	12
*Indicate Water Bearing Zones (Use a 2nd sheet if needed)		
5. REMARKS: Temporary well		

Well Abandoned after use in accordance R.61-71 4" Pvc Sch 40

6. TYPE: ☐ Mud Rotary ☐ Jetted ☐ Bored ☐ Dug ☐ Air Rotary ☐ Driven ☐ Cable tool ☑ Other

7. PERMIT NUMBER: 2454

8. USE:
☐ Residential ☐ Public Supply ☐ Process ☐ Irrigation ☐ Air Conditioning ☐ Emergency ☑ Test Well ☐ Monitor Well ☐ Replacement

9. WELL DEPTH (completed) 12 ft. Date Started: 9/28/05 Date Completed: 9/28/05

10. CASING: ☑ Threaded ☐ Welded
Diam.: 3/4" Type: ☑ PVC ☐ Galvanized ☐ Steel ☐ Other
Surface in. to 2' ft. depth
in. to ft. depth
Height: Above ☐ Below ☑
Surface ft.
Weight lb./ft.
Drive Shoe? ☐ Yes ☐ No

11. SCREEN:
Type: PVC Diam.: 3/4"
Slot/Gauge: .010 Length: 10'
Set Between: 12 ft. and 2 ft.
ft. and ft.
NOTE: MULTIPLE SCREENS USE SECOND SHEET
Sieve Analysis ☐ Yes (please enclose) ☐ No

12. STATIC WATER LEVEL 6.5 ft. below land surface after 24 hours

13. PUMPING LEVEL Below Land Surface. N/A
ft. after hrs. Pumping G.P.M.
Pumping Test: ☐ Yes (please enclose) ☐ No
Yield:

14. WATER QUALITY
Chemical Analysis ☑ Yes ☐ No Bacterial Analysis ☐ Yes ☐ No
Please enclose lab results.

15. ARTIFICIAL FILTER (filter pack) ☑ Yes ☐ No
Installed from 12 ft. to 2 ft.
Effective size #2 Uniformity Coefficient

16. WELL GROUTED? ☐ Yes ☑ No
☐ Neat Cement ☐ Bentonite ☐ Bentonite/Cement ☐ Other
Depth: From ft. to ft.

17. NEAREST SOURCE OF POSSIBLE CONTAMINATION: ft. direction
Type See Report
Well Disinfected ☐ Yes ☐ No Type: Amount:

18. PUMP: Date installed: N/A Not installed ☐
Mfr. Name: Model No.:
H.P. Volts Length of drop pipe ft. Capacity gpm
TYPE: ☐ Submersible ☐ Jet (shallow) ☐ Turbine ☐ Jet (deep) ☐ Reciprocating ☐ Centrifugal

19. WELL DRILLER: W.F. Slaughter Jr. CERT. NO.: 1723
Address: (Print) 620 Wando Park Blvd Level: A ☐ B ☐ C ☑ D ☐ (circle one)
Mt. Pleasant SC 29464
Telephone No.: 843 884 0005 Fax No.: 843 881-6149

20. WATER WELL DRILLER'S CERTIFICATION: This well was drilled under my direction and this report is true to the best of my knowledge and belief.

Signed: W.F. Slaughter Jr. (Well Driller) Date: 9/29/05

If D Level Driller, provide supervising driller's name:

Water Well Record
Bureau of Water
2600 Bull Street, Columbia, SC 29201-1708; (803) 898-4300

1. WELL OWNER INFORMATION:
Name: S.C. State Ports Authority (last) (first)
Address: 601 Paris Ave
City: Port Royal State: S.C. Zip: 29935-2431
Telephone: Work: 843-524-9311 Home:

2. LOCATION OF WELL: COUNTY: Beaufort
Name: Port Royal Seafood
Street Address: 1111 11th St.
City: Port Royal SC Zip: 29935
Latitude: 32-22-36 Longitude: 080-41-49

3. PUBLIC SYSTEM NAME: PUBLIC SYSTEM NUMBER: GW-2

4. ABANDONMENT: ☑ Yes ☐ No
Grouted Depth: from 12 ft. to Surface ft.

Formation Description	*Thickness of Stratum	Depth to Bottom of Stratum
Asphalt	.25'	.25'
Lt. Tan Sand	1.25'	1.5'
Dark Brown Silty Sand	1	2.5
Med. Dk. Brown Compacted Sand	2	4.5
Tan Sand	7.5	12

Well Abandoned after 1 year in accordance with R.61-71 Std.

*Indicate Water Bearing Zones (Use a 2nd sheet if needed)

5. REMARKS: Temporary well

6. TYPE: ☐ Mud Rotary ☐ Jetted ☐ Bored ☐ Dug ☐ Air Rotary ☐ Driven ☐ Cable tool ☑ Other

7. PERMIT NUMBER: 2454

8. USE:
☐ Residential ☐ Public Supply ☐ Process ☐ Irrigation ☐ Air Conditioning ☐ Emergency ☑ Test Well ☐ Monitor Well ☐ Replacement

9. WELL DEPTH (completed) Date Started: 9/28/05
12 ft. Date Completed: 9/28/05

10. CASING: ☑ Threaded ☐ Welded
Diam.: 3/4"
Type: ☑ PVC ☐ Galvanized ☐ Steel ☐ Other
Surface in. to 2' ft. depth
in. to ft. depth
Height: Above ☐ Below ☑
Surface ft.
Weight lb./ft.
Drive Shoe? ☐ Yes ☐ No

11. SCREEN:
Type: PVC Diam.: 3/4"
Slot/Gauge: .010 Length: 10'
Set Between: 12 ft. and 2 ft.
ft. and ft.
NOTE: MULTIPLE SCREENS USE SECOND SHEET
Sieve Analysis ☐ Yes (please enclose) ☐ No

12. STATIC WATER LEVEL 6.5 ft. below land surface after 24 hours

13. PUMPING LEVEL Below Land Surface. N/A
ft. after hrs. Pumping G.P.M.
Pumping Test: ☐ Yes (please enclose) ☐ No
Yield:

14. WATER QUALITY
Chemical Analysis ☑ Yes ☐ No Bacterial Analysis ☐ Yes ☐ No
Please enclose lab results.

15. ARTIFICIAL FILTER (filter pack) ☑ Yes ☐ No
Installed from 12 ft. to 2 ft.
Effective size #2 Uniformity Coefficient

16. WELL GROUTED? ☐ Yes ☑ No
☐ Neat Cement ☐ Bentonite ☐ Bentonite/Cement ☐ Other
Depth: From ft. to ft.

17. NEAREST SOURCE OF POSSIBLE CONTAMINATION: ft. direction
Type See Report
Well Disinfected ☐ Yes ☐ No Type: Amount:

18. PUMP: Date installed: N/A Not installed ☐
Mfr. Name: Model No.:
H.P. Volts Length of drop pipe ft. Capacity gpm
TYPE: ☐ Submersible ☐ Jet (shallow) ☐ Turbine ☐ Jet (deep) ☐ Reciprocating ☐ Centrifugal

19. WELL DRILLER: W.F. Slaughter Jr. CERT. NO.: 1723
Address: (Print) 620 Wando Park Blvd Mt. Pleasant SC 29464
Level: A ☐ B ☐ C ☑ D ☐ (circle one)
Telephone No.: 843 884 0005 Fax No.: 843 881-6149

20. WATER WELL DRILLER'S CERTIFICATION: This well was drilled under my direction and this report is true to the best of my knowledge and belief.

Signed: W.F. Slaughter Jr. Well Driller Date: 9/28/05

If D Level Driller, provide supervising driller's name:

DHEC 1903 (07/2003) COPY 1 MAIL TO: S.C. DEPARTMENT OF HEALTH AND ENVIRONMENTAL CONTROL (ADDRESS ABOVE)

APPENDIX II

Laboratory Analytical Data

TestAmerica
ANALYTICAL TESTING CORPORATION

NOI2888
10/10/05 17:00

To assist us in using the proper analytical methods, is this work being conducted for regulatory purposes?
Compliance Monitoring: ____

Client Name: S+ME INC Client #: 2420
Address: 620 Wando Park Blvd.
City/State/Zip Code: Mt. Pleasant SC 29464
Project Manager: Jill Bishop
Telephone Number: 843 884 0005 Fax: 843 881 6147
Sampler Name: (Print Name) F. Slack
Sampler Signature: F. Slack

Project Name: Port Royal Phase II
Project #: 1134-05-559
Site/Location ID: Port Royal State: SC
Report To: Jill Bishop
Invoice To:
Quote #: PO#: 24121

TAT
X Standard
___ Rush (surcharges may apply)
Date Needed: ____
Fax Results: (Y) N

Matrix: SL - Sludge DW - Drinking Water; GW - Groundwater S - Soil/Solid; WW - Wastewater Specify Other
Preservation & # of Containers: HNO_3, HCl, NaOH, H_2SO_4, Methanol, None, Other (Specify)
Analyze For: PRCRA Metals by 6010B/7470A Lab Filtered

QC Deliverables
___ None
___ Level 2 (Batch QC)
___ Level 3
___ Level 4
Other: ____

SAMPLE ID	Date Sampled	Time Sampled	G = Grab, C = Composite	Field Filtered	Matrix	None	PRCRA Metals by 6010B/7470A Lab Filtered	REMARKS
GW1	9/28/05	1100	G		GW	2	X	01
GW2	9/28/05	1000	G		GW	2	X	02

Special Instructions: Samples to be Lab Filtered

	Date	Time		Date	Time
Relinquished By: F. Slack	9/28/05	1515	Received By: J. Brailford	9/28/05	1545
Relinquished By: J. Brailford	9/28/05	1730	Received By:	Date:	Time:
Relinquished By:	Date:	Time:	Received By:	9/29/05	750

LABORATORY COMMENTS:
Init Lab Temp:
Rec Lab Temp: 1.5
Custody Seals: Y N N/A
Bottles Supplied by Test America: Y N
Method of Shipment: 853531348929 FedEx to TA Nashville

TestAmerica
ANALYTICAL TESTING CORPORATION
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

October 10, 2005

Client: S&ME, Inc. (2420)
620 Wando Park Blvd.
Mt. Pleasant, SC 29464
Attn: Jill Bishop

Work Order: NOI2888
Project Name: Port Royal Port Facility
Project Nbr: 1134.05.559
Date Received: 09/29/05

SAMPLE IDENTIFICATION	LAB NUMBER	COLLECTION DATE AND TIME
GW1	NOI2888-01	09/28/05 11:00
GW2	NOI2888-02	09/28/05 10:00

An executed copy of the chain of custody, the project quality control data, and the sample receipt form are also included as an addendum to this report. If you have any questions relating to this analytical report, please contact your Laboratory Project Manager at 1-800-765-0980. Any opinions, if expressed, are outside the scope of the Laboratory's accredidation.

Report Approved By:

Jessica Vickers
Senior Project Manager

TestAmerica
ANALYTICAL TESTING CORPORATION
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

Client	S&ME, Inc. (2420)	Work Order:	NOI2888
	620 Wando Park Blvd.	Project Name:	Port Royal Port Facility
	Mt. Pleasant, SC 29464	Project Number:	1134.05.559
Attn	Jill Bishop	Received:	09/29/05 07:50

ANALYTICAL REPORT

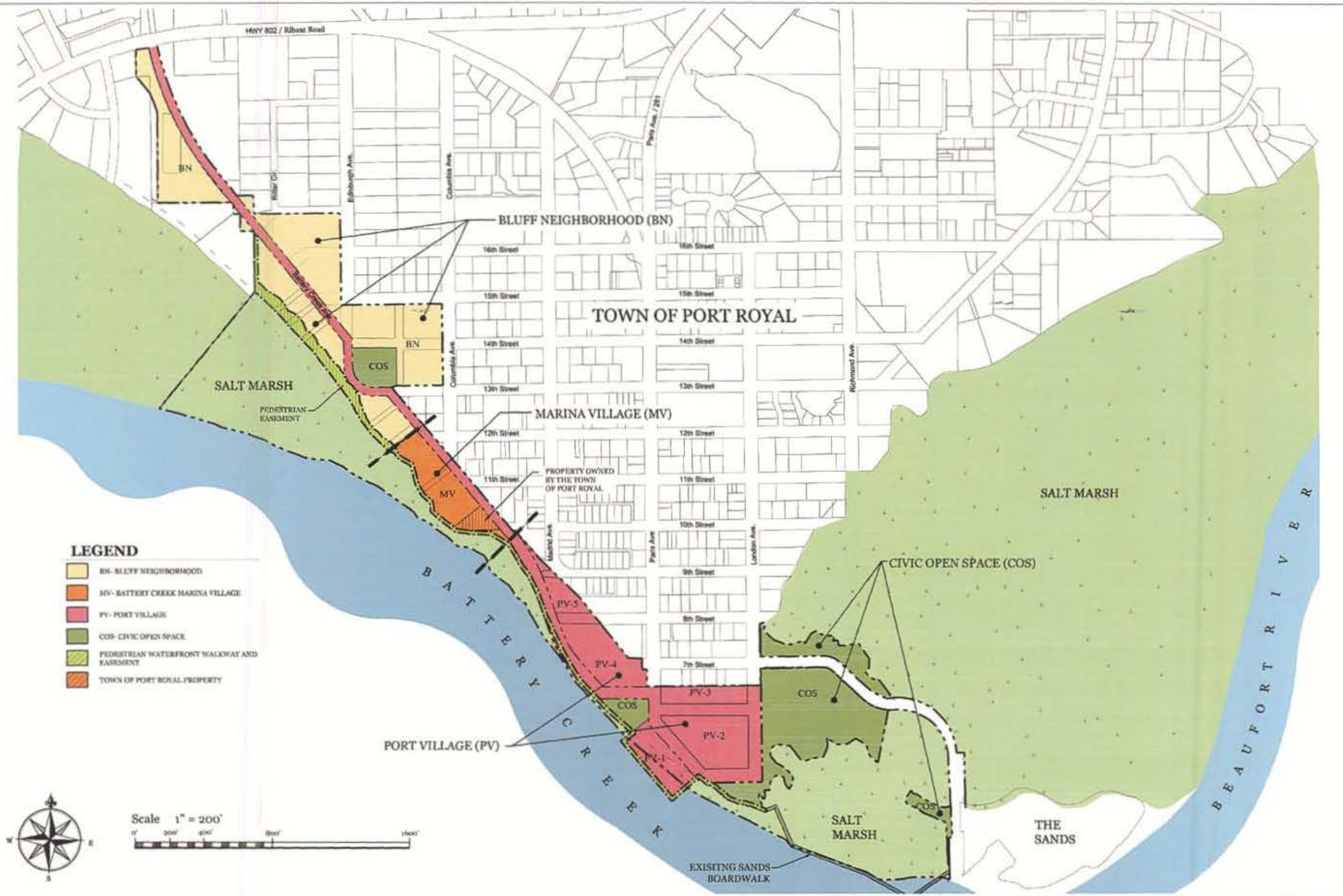
Analyte	Result	Flag	Units	MRL	Dilution Factor	Analysis Date/Time	Method	Analyst	Batch
Sample ID: NOI2888-01 (GW1 - Water) Sampled: 09/28/05 11:00									
Dissolved Metals by EPA Method 6010B									
Arsenic	ND		ug/L	10.0	1	10/03/05 17:54	SW846 6010B	CLO	5100012
Barium	**37.5**		ug/L	10.0	1	10/03/05 17:54	SW846 6010B	CLO	5100012
Cadmium	ND		ug/L	1.00	1	10/03/05 17:54	SW846 6010B	CLO	5100012
Chromium	ND		ug/L	5.00	1	10/03/05 17:54	SW846 6010B	CLO	5100012
Lead	ND		ug/L	5.00	1	10/03/05 17:54	SW846 6010B	CLO	5100012
Selenium	ND		ug/L	10.0	1	10/03/05 17:54	SW846 6010B	CLO	5100012
Silver	ND		ug/L	5.00	1	10/03/05 17:54	SW846 6010B	CLO	5100012
Dissolved Mercury by EPA Methods 7470A/7471A									
Mercury	ND		ug/L	0.200	1	10/04/05 10:54	SW846 7470A	KKK	5100136
Sample ID: NOI2888-02 (GW2 - Water) Sampled: 09/28/05 10:00									
Dissolved Metals by EPA Method 6010B									
Arsenic	ND		ug/L	10.0	1	10/03/05 17:58	SW846 6010B	CLO	5100012
Barium	**15.3**		ug/L	10.0	1	10/03/05 17:58	SW846 6010B	CLO	5100012
Cadmium	ND		ug/L	1.00	1	10/03/05 17:58	SW846 6010B	CLO	5100012
Chromium	ND		ug/L	5.00	1	10/03/05 17:58	SW846 6010B	CLO	5100012
Lead	ND		ug/L	5.00	1	10/03/05 17:58	SW846 6010B	CLO	5100012
Selenium	ND		ug/L	10.0	1	10/03/05 17:58	SW846 6010B	CLO	5100012
Silver	ND		ug/L	5.00	1	10/03/05 17:58	SW846 6010B	CLO	5100012
Dissolved Mercury by EPA Methods 7470A/7471A									
Mercury	ND		ug/L	0.200	1	10/04/05 11:01	SW846 7470A	KKK	5100136

TestAmerica
ANALYTICAL TESTING CORPORATION
2960 Foster Creighton Road Nashville, TN 37204 * 800-765-0980 * Fax 615-726-3404

Client	S&ME, Inc. (2420)	Work Order:	NOI2888
	620 Wando Park Blvd.	Project Name:	Port Royal Port Facility
	Mt. Pleasant, SC 29464	Project Number:	1134.05.559
Attn	Jill Bishop	Received:	09/29/05 07:50

SAMPLE EXTRACTION DATA

Parameter	Batch	Lab Number	Wt/Vol Extracted	Extracted Vol	Date	Analyst	Extraction Method
Dissolved Mercury by EPA Methods 7470A/7471A							
SW846 7470A	5100136	NOI2888-01	30.00	30.00	10/03/05 06:56	KKK	EPA 7470
SW846 7470A	5100136	NOI2888-02	30.00	30.00	10/03/05 06:56	KKK	EPA 7470
Dissolved Metals by EPA Method 6010B							
SW846 6010B	5100012	NOI2888-01	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-01	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-01	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-01	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-01	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-01	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-01	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-02	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-02	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-02	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-02	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-02	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-02	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve
SW846 6010B	5100012	NOI2888-02	50.00	50.00	10/03/05 11:15	JLS	EPA 3010A Dissolve



Prepared For:
SOUTH CAROLINA STATE PORTS AUTHORITY

REGULATING PLAN

SC SPA PORT OF PORT ROYAL PLANNED UNIT DEVELOPMENT

November 1, 2006

LS3P Architects | Robert Charles Lesser & Co., LLC | Moser Design Group | Thomas & Hutton Engineering Co. | SRS Engineering, LLC

Prepared By:
Wood+Partners Inc.
Landscape Architects
Land Planners